



SIMPLY HOMES

**Mount Pleasant**

Hertford Heath SG13 7QZ

Price Guide £800,000









# Mount Pleasant

## Hertford Heath SG13 7QZ

Simply Homes are pleased to present this exceptional four-bedroom Victorian residence, arranged over three floors and meticulously extended and refurbished to a high standard. Located in a quiet country lane next to a nature reserve, the property enjoys uninterrupted views across open countryside to the rear.

The ground floor features a welcoming entrance hall, an elegant sitting room with a feature log-burner, a spacious dining room with an open fireplace. At the rear is a high-spec kitchen/breakfast room served by a nicely finished shower room and a bright conservatory.

Upstairs, the first floor offers three generously proportioned double bedrooms and a luxurious family bathroom. A further double bedroom occupies the second floor, enjoying panoramic views over the surrounding landscape.

Outside, the property is approached via a private driveway offering off-street parking, with an additional parking bay opposite for guest or casual use. Gated side access leads to a beautifully landscaped rear garden extending approximately 120 feet. This impressive outdoor space includes two terraced areas, mature trees and shrubs borders and a useful storage shed.

Hertford Heath enjoys a prime location just a short drive from Hertford town centre, which is well known for its outstanding selection of state and independent schools catering to all age groups. The town also boasts a vibrant mix of restaurants, pubs, cafés, and boutique shops, along with excellent leisure amenities such as Hartham Sports Centre and its indoor swimming pool. Hertford Heath itself is served by a supportive community, a local village shop, three pubs and various woodland walks

For commuters, Hertford is exceptionally well-connected, with two mainline railway stations (Hertford East & Hertford North), offering direct services to London Liverpool Street and Moorgate, respectively.











**- Ground Floor -**

**Hallway**

**Dining Room** 11'8" x 12'0" (3.58m x 3.66m)

**Living Room** 16'2" x 11'3" (4.95m x 3.45m)

**Kitchen** 16'2" x 18'8" (4.95m x 5.71m)

**Shower Room**

**Conservatory** 10'2" x 11'7" (3.10m x 3.54m)

**- First Floor -**

**Landing**

**Bedroom One** 15'11" x 11'11" (4.87m x 3.64m)

**Bedroom Two** 11'8" x 9'1" (3.56m x 2.77m)

**Bedroom Three** 10'2" x 12'2" (3.12m x 3.73m)

**Bathroom**

**- Second Floor -**

**Bedroom Four** 14'7" x 16'1" (4.45m x 4.92m)













Total Area: 178.5 m<sup>2</sup> ... 1922 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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