



*The
Garden
House*

The Garden House Churchfields, Hertford, SG13 8AE
Offers In Excess Of £1,000,000

Lanes
ESTATE AGENTS

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**** SOLD VIA LANES ** / **RARELY AVAILABLE - MUST BE VIEWED**** Located in one of Hertford's most sought after locations is this extended five bedroom detached family home. 'The Garden House' is just moments walk from Hertford's Town Centre, local transport links, countryside walks and sits in both Secondary School Catchments. You are welcomed into a large entrance hall leading onto Lounge, Dining Room, kitchen and the added bonus of a potential self contained Annex. Upstairs five bedrooms lead off a large landing with a main family bathroom and master bedroom with En-suite. Externally there is ample off street parking, double garage, and a beautifully maintained wrap around garden. There is also further scope to extend STPP. Do not miss this unique opportunity and call Lanes Estate Agents today.



Ground Floor

Entrance Hall	13'9 x 10'3 (4.19m x 3.12m)
Kitchen	18'1 x 9'8 (5.51m x 2.95m)
Lounge	25'2 x 13'8 (7.67m x 4.17m)
Dining Room	13'9 x 13'1 (4.19m x 3.99m)
Study	7'8 x 7 (2.34m x 2.13m)

Reception / Annex Lounge

17 max x 16'8 max (5.18m max x 5.08m max)

Bedroom	10'8 x 10'8 (3.25m x 3.25m)
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Upper Floor

Landing	14 x 7 (4.27m x 2.13m)
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Master Bedroom

33'5" max x13'3"(restricted head height) (10.19m max x4.04m(restricted head height))

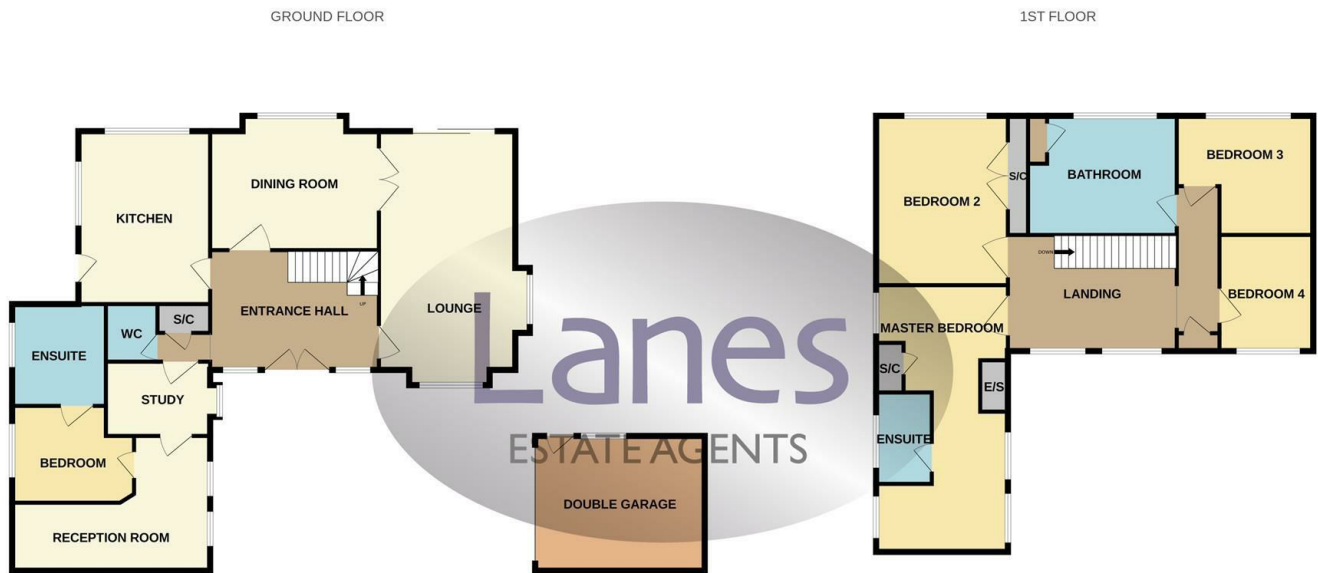
Bedroom Two	12'9 x 10'6 (3.89m x 3.20m)
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Bedroom Three	12'3 x 9'8 (3.73m x 2.95m)
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Bedroom Four	9'2 x 9'2 (2.79m x 2.79m)
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

