



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

Lanes
ESTATE AGENTS

The Garden House Churchfields, Hertford, SG13 8AE

** 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) |
|---------|-----------------------------|

Upper Floor

| | |
|---------|------------------------|
| Landing | 14 x 7 (4.27m x 2.13m) |
|---------|------------------------|

Master Bedroom

33'5" max x 13'3" (restricted head height) (10.19m max x 4.04m(restricted head height))

| | |
|-------------|-----------------------------|
| Bedroom Two | 12'9 x 10'6 (3.89m x 3.20m) |
|-------------|-----------------------------|

| | |
|---------------|----------------------------|
| Bedroom Three | 12'3 x 9'8 (3.73m x 2.95m) |
|---------------|----------------------------|

| | |
|--------------|---------------------------|
| Bedroom Four | 9'2 x 9'2 (2.79m x 2.79m) |
|--------------|---------------------------|





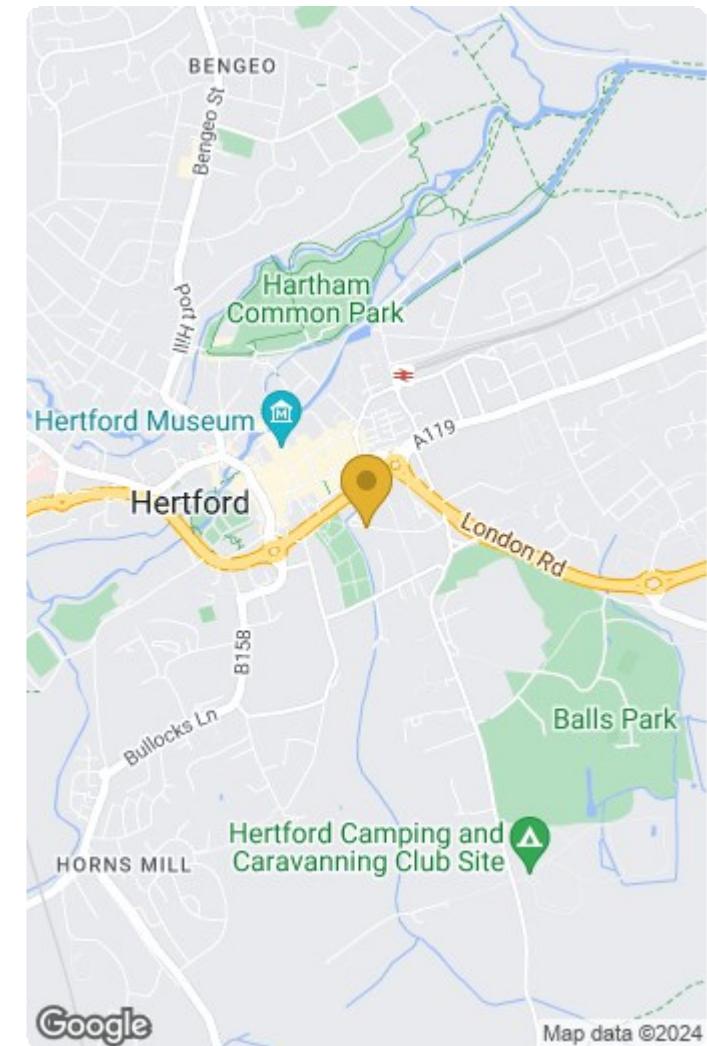


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |