



5 Priors Wood Road, Hertford Heath, Hertford, SG13 7QH

Guide Price £525,000

**Lanes**  
ESTATE AGENTS



## 5 Priors Wood Road, Hertford, SG13 7QH

\*\*\* GREAT HOME\*\*\* 3 BEDROOM SEMI-DETACHED FAMILY HOME, with potential for a loft CONVERSION, and is situated in the highly sought after village of Hertford Heath. The Heath is located mid-way between Hertford, Hoddesdon & Ware. This well-proportioned home is perfect for a family and walkable to the local school. Accommodation comprises of; Entrance Hall, Good size Lounge, Separate Dining Room, Attractive MODERN Kitchen, Three Bedrooms and Bathroom/WC, there is an attractive good size rear garden. Village life offers you a close and friendly community with an excellent choice of pubs local shop, Village Hall and church. Hertford offers a wide selection of restaurants coffee bars etc, good shopping, with excellent schools. Hertford has a main Line Station with direct access to Kings Cross & Liverpool Street. Phone Lanes Estate Agents for your viewing. You won't be disappointed





## HALLWAY

Stairs off. Radiator. Storage cupboard, wooden flooring.

## RECEPTION ROOM 14'0" x 11'10" (4.27m x 3.61m)

Large double glazed BAY window to front aspect, Radiator, Feature decorative fire surround, Wooden flooring.

## DINING ROOM 13'6" x 9'7" (4.11m x 2.92m)

Wooden flooring, Patio doors to garden. Radiator.

## KITCHEN

Attractive range of White high gloss finish wall and base units with contrasting work surfaces over, Inset Stainless steel sink unit with cupboards under. Tiled flooring, Ceramic tiling to walls, 4 ring gas hob with extractor over, fitted grill and oven, Door to garden.

## LANDING

Access to loft

## BEDROOM ONE 14'9" x 11'3" (4.50m x 3.43m)

Large double glazed bay window to front aspect, Radiator.

## BEDROOM TWO 13'5" x 11'3" (4.09m x 3.43m)

Window to rear aspect, radiator

## BEDROOM THREE 8'0" x 6'7" (2.44m x 2.01m)

Window to front aspect, radiator

## GARDEN

Good rear garden laid mainly to lawn. Side access to driveway. Flower beds, Shrubs, decking area upon entrance and patio area to the rear.

## DRIVEWAY

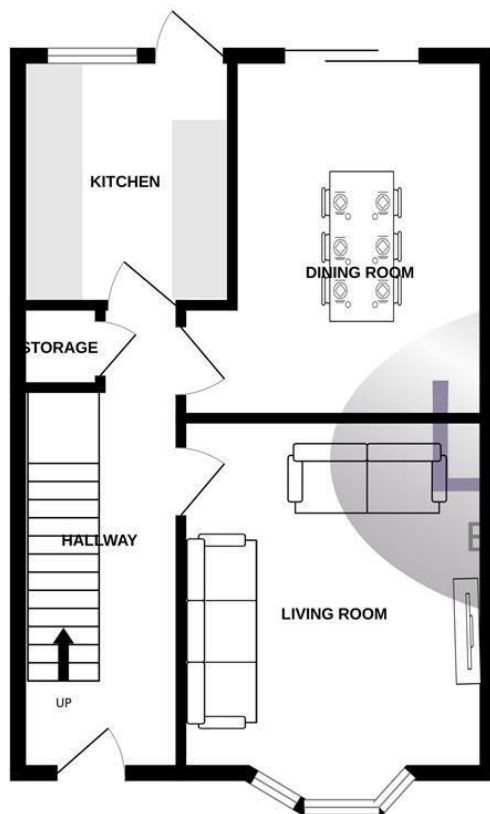
Driveway for 2 cars



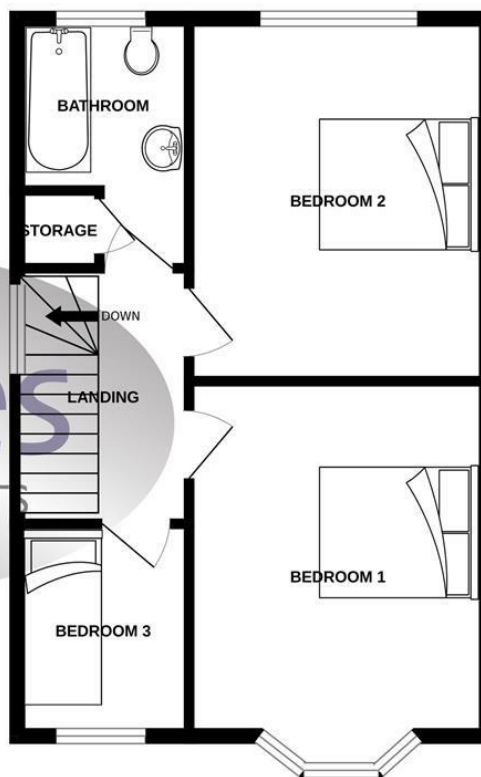




GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



FIRST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

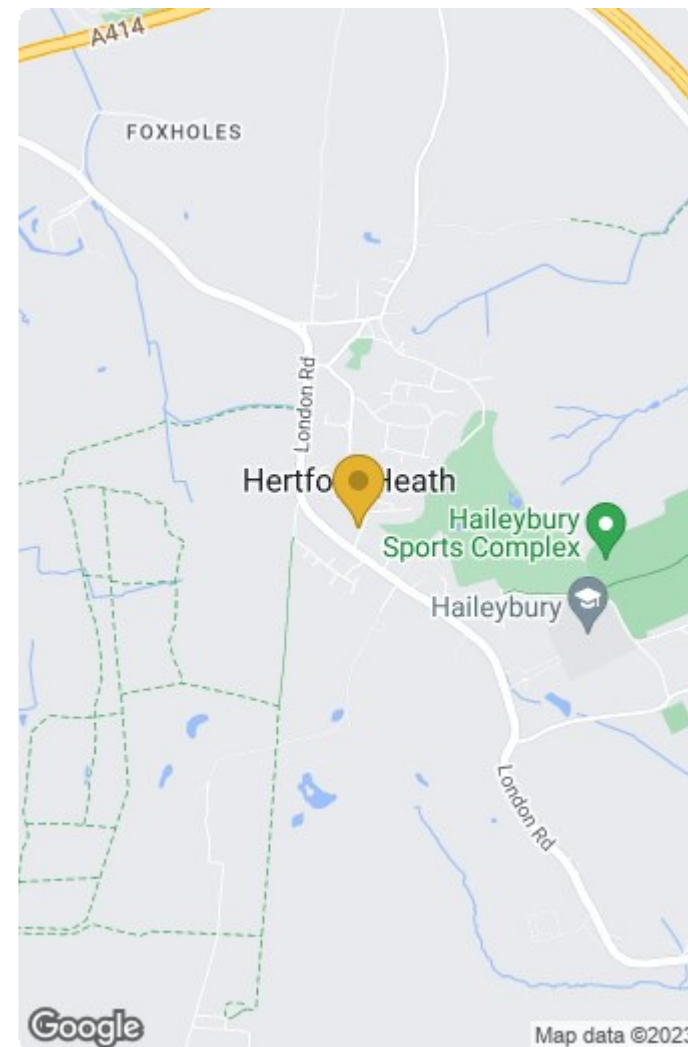


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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

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