

Watermill Lane
Hertford, Hertfordshire SG14 3LB
£3,500





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Rose House is a brand new four bedroom detached residence, which has been designed around the needs of a modern family. Located in this highly desirable turning of Bengeo in Hertford, a few moment's walk to Hartham common and the River Lee.

The property is approached via Watermill Lane in Bengeo, the driveway provides ample off street parking bordered by freshly landscaped hedging. Internally the property extends over 1724 sq. feet. A large entrance hall leads to a front lounge, a separate family room, a downstairs WC and a large beautifully fitted kitchen dining room. The open plan Kitchen/ dining room has an extraordinary set of bi-folding doors leading on to the garden, which itself provides great entertaining space for family and friends. The ground floor also has a separate utility room with side access.

The upstairs provides four great sized double bedrooms all finished to a high standard. Bedroom one has the benefit of a luxurious en-suit shower room. The Family bathroom has both a shower and a separate bath as well as his and hers sinks.

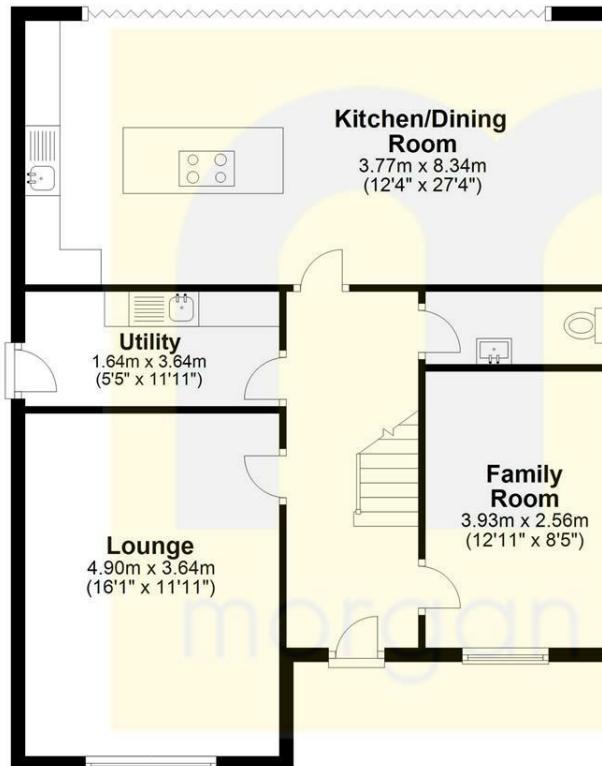
A property not to be missed. Enquire now to book a viewing.

Bengeo is well noted for its excellent choice of private and state schools. The property is equidistance to Hertford's mainline station's servicing London and is within walking distance to Hertford town centre with its abundance of amenities.

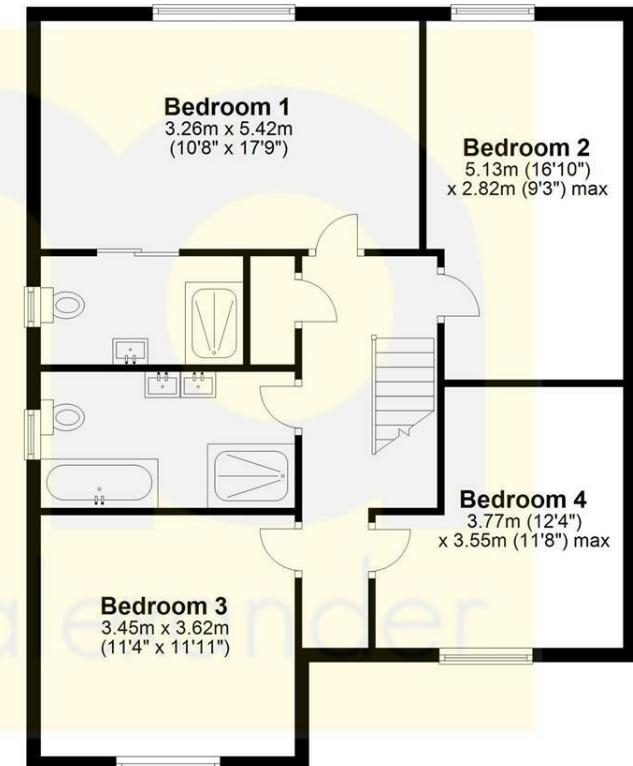




Ground Floor
Approx. 80.1 sq. metres (861.8 sq. feet)



First Floor
Approx. 80.2 sq. metres (862.9 sq. feet)



Total area: approx. 160.2 sq. metres (1724.7 sq. feet)

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.

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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