



# 8, Birch Green

Hertford,  
SG14 2LP

Offers in Excess of £450,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Good things come in small packages... This Character cottage located in the sort after village of Birch Green may benefit's from 2 bedrooms, 1 with an ensuite and a refitted cottage style kitchen and a private garden backing onto rolling Hertfordshire countryside. you really must view it to appreciate everything it has to offer.

- 2 Bed character cottage
- Sort after village location
- Easy access to road and rail links
- Backs on to rolling Hertfordshire countryside
- Private Garden with outbuilding
- Bathroom and seperate shower room

## Ground Floor

### Entrance Hall

### Bathroom

A refitted bathroom suite with a pedestal wash hand basin and chrome mixer tap over, low-level dual flush WC, freestanding claw and ball bath with mixer tap and shower attachment over, timber tongue and groove cladding to dado height, Victorian style radiator, timber framed leaded light window with a obscured glass to front, ceramic wall tiling to splashback area, sunken ceiling down lighters, quarry tile flooring, cupboard housing gas boiler.

### Kitchen Diner

Quarry tiled flooring, Sunken ceiling downlighters, refitted kitchen with a cream fronted shaker style cupboard, brushed steel handles, range style gas cooker, ceramic butler sink with mixer tap over, solid timber work tops above various cupboard and draw units, space and plumbing for automatic machine, radiator, space for table and chairs, walk in pantry with concertina door, shelving within and also houses and a fuse box. stairs to first floor Archway leading through to living room.

### Living Room

Exposed timber floor boards, radiator, timber framed leaded light window to front, sunken ceiling down lighters, open fireplace with gas flame effect fire within, feature exposed brick chimney breast, television and telephone points.



## First Floor

### Landing

Timber frame leaded light window to rear, sunken ceiling down lighters, doors to rooms.

### Bedroom 1

Exposed timber floorboards, fireplace, two built-in wardrobes with shelf and hanging space within and concertina door, exposed ceiling beams with directional spotlights fitted to them, timber framed leaded Lights window to rear.

### Bedroom 2

Exposed timber floorboards built-in cupboard, door to ensuite, further built-in over stair storage cupboard, radiator leadlight timber framed window to front, loft access with drop down ladder leading to spacious boarded loft with light.

### Ensuite

Exposed timber floorboards, low-level dual flush WC, wall hung wash hand basin with vanity unit below, mosaic style tiling to splashback and a step in single shower cubicle with thermostatic control shower over, ceiling down lighters.

## Outside

### Garden

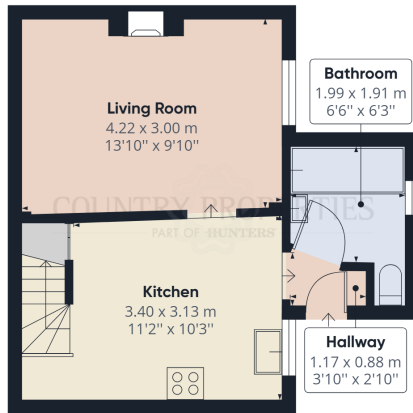
Shared access across the front of the property and the adjacent property with a pathway to the entrance door and the gateway to the garden.

Private rear garden with extensive patio area looking down the garden which is mainly laid to lawn with various flowers and shrubs for borders including fruit trees, Victorian style street lamp providing electric light leading down to the brick out house.

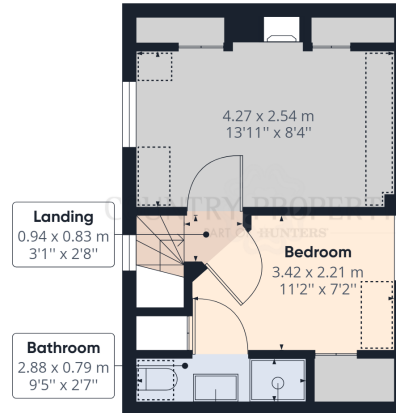
### Outbuilding

A brick built outhouse or workshop with tiled roof, lighting and power within.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

62.50 m<sup>2</sup>  
672.71 ft<sup>2</sup>

**Reduced headroom**

3.20 m<sup>2</sup>  
34.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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