

shepherds
A better home
moving experience

2 Amwell Place

Hertford Heath, SG13 7SE

Guide Price £1,125,000

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2 Amwell Place

Hertford Heath, SG13 7SE

CHAIN FREE. Tucked away within an exclusive private turning of just six homes in the heart of the popular village of Hertford Heath, this substantial detached family residence offers over 3,200 sq ft of beautifully balanced and flexible accommodation, combining generous living space with a mature, landscaped setting, and commanding superb open aspects to the rear over open fields.

Occupying a discreet position within one of the village's most desirable enclaves, the property enjoys a welcoming approach with extensive driveway parking and a DOUBLE GARAGE (currently used as a Pilates studio) . Internally, the home has been thoughtfully maintained and enhanced, providing versatile accommodation ideally suited to modern family life.

The ground floor centres around an impressive open-plan kitchen, dining and family room, creating a sociable hub with direct access to the garden. Complementing this are a generous living room, separate office, utility room and cloakroom, while a substantial garage currently offers excellent flexibility and could equally suit a home gym, studio or workshop.

Upstairs, the first floor provides six well-proportioned bedrooms, including a principal suite with en-suite facilities, together with a stylish family bathroom and additional shower room, offering comfortable accommodation for growing families and visiting guests alike.

Outside, the mature rear garden is a particular feature of the home, beautifully established with a variety of planting, lawned areas and secluded seating spaces that create a private and tranquil environment for both entertaining and everyday enjoyment.

Amwell Place is a highly regarded private cul-de-sac within Hertford Heath, a sought-after village renowned for its village green, local amenities, public houses and excellent access to Hertford, Broxbourne and London via nearby rail connections.

A rarely available detached family home in an exclusive village setting, offering exceptional space and privacy

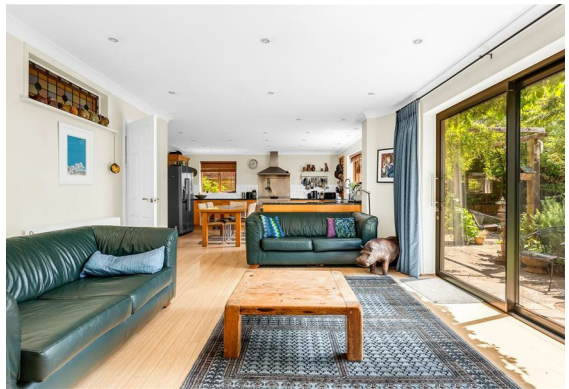


















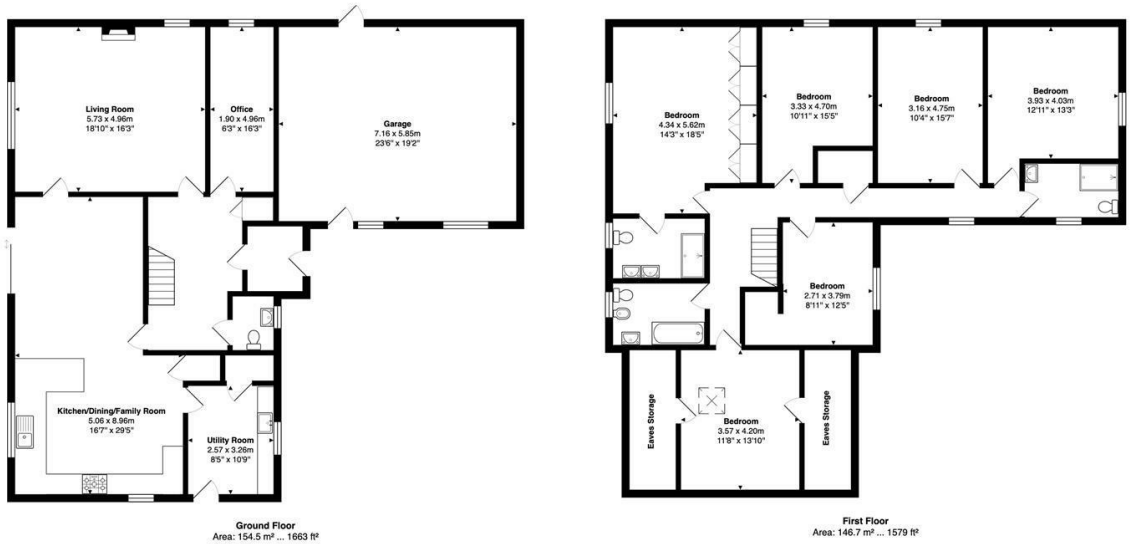
- CHAIN FREE - Exclusive private turning of only six homes
- Detached six bedroom family residence - approx. 3,241 sq ft of accommodation
- Impressive kitchen/dining/family room
- Separate living room and home office
- Utility room and cloakroom
- Double garage with flexible gym/studio potential
- Mature landscaped rear garden
- Highly sought-after Hertford Heath village location
- Excellent access to Hertford, Broxbourne and London connections







Floor Plan



Total Area: 301.1 m² ... 3241 ft²

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.
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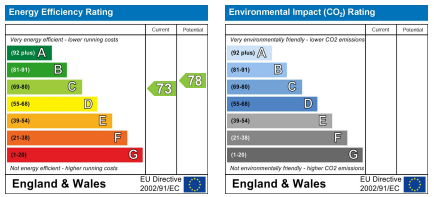
Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Freehold

Energy Performance Graph



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28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk