



Waterford Hall Farm Cottages High Road, Waterford

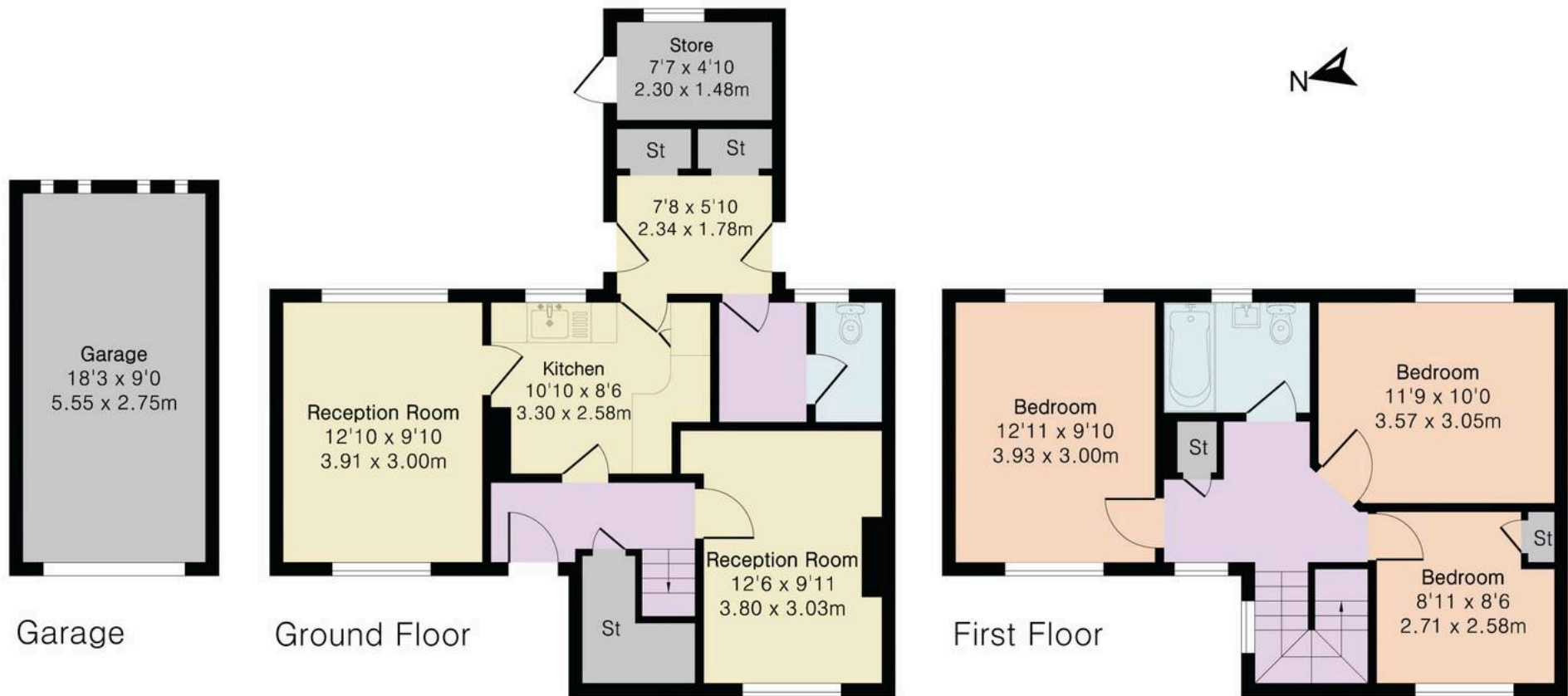
Guide Price **£499,995**

**Approximate Gross Internal Area 1042 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 468 sq ft – 43 sq m

Garage Area 164 sq ft – 15 sq m









Waterford Hall Farm Cottages High Road

Waterford, Hertford

CHAIN FREE | THREE-BEDROOM COTTAGE | APPROX. 1,042 SQ FT EXCLUDING GARAGE | REQUIRES MODERNISATION | EXCELLENT POTENTIAL TO IMPROVE AND EXTEND, SUBJECT TO PLANNING | TWO RECEPTION ROOMS | GENEROUS FRONT AND REAR GARDENS | GARAGE AND DRIVEWAY | FAR-REACHING COUNTRYSIDE VIEWS | SEMI-RURAL LOCATION ON THE OUTSKIRTS OF HERTFORD
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- Chain Free
- Three-Bedroom Cottage
- Approximately 1,042 Sq Ft, Excluding Garage
- Requiring Comprehensive Modernisation
- Excellent Potential to Improve and Extend, Subject to Planning
- Two Reception Rooms
- Generous Front and Rear Gardens
- Driveway and Detached Garage
- Far-Reaching Countryside Views
- Semi-Rural Setting on the Outskirts of Hertford





Morgan Alexander

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