

shepherds
A better home
moving experience

21D Birch Green

Nr Hertford, SG14 2LR

Price Guide £235,000

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21D Birch Green

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CHAIN FREE - Situated in the beautiful village of Birch Green, just a few minutes from Hertford, this well-presented one bedroom first floor apartment offers a peaceful setting, an extended lease of approximately 175 years and the rare benefit of its own generous private garden.

The property offers a bright and well-proportioned living room with a feature wood-burning stove, a separate fitted kitchen, good sized double bedroom with fitted mirrored wardrobes and a bathroom with shower over the bath.

A real standout feature is the private enclosed garden. Generous in size and providing plenty of room for outdoor seating and entertaining, having this amount of private outside space is a real rarity for a one bedroom apartment. There is also useful external storage.

Birch Green itself is a particularly attractive village surrounded by countryside, offering a peaceful setting whilst remaining just a few minutes from Hertford and within easy reach of Welwyn Garden City. Hertford North, Hertford East and Bayford stations are all easily accessible, providing a choice of rail links into London.

Combining a beautiful village location with the convenience of Hertford close by, a generous private garden and an exceptionally long remaining lease, this is certainly not your typical one bedroom apartment.



















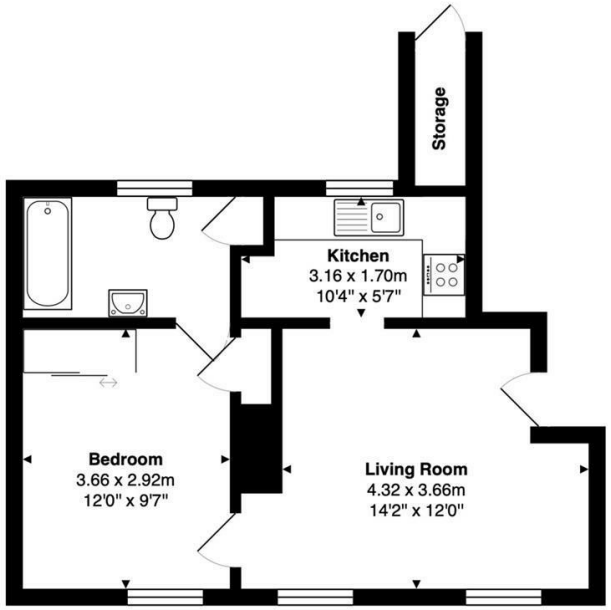
- Beautiful village setting in Birch Green
- Just a few minutes from Hertford
- One bedroom first floor apartment
- Rare benefit of a generous private garden
- Bright and well-presented throughout
- Living room with feature wood-burning stove
- Double bedroom with fitted wardrobes
- Extended lease with approximately 175 years remaining
- Useful external storage
- Surrounded by countryside with excellent transport links nearby







Floor Plan



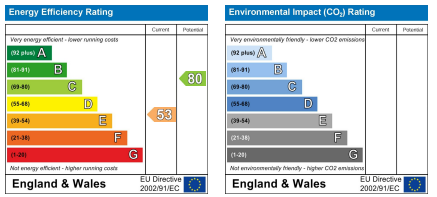
First Floor
Area: 40.1 m² ... 431 ft²

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.

Energy Performance Graph



Tenure

Leasehold

Council Tax Band:

B

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