dreampad

Briarswood, Henderson Place

Epping Green | Hertfordshire | SG13 8GA

Kitchen / Breakfast Room

**Epping Green, Nr. Hertford, Hertfordshire - Stunning High Specification 4126 Sq Ft Georgian Grade II Listed Residence In Tucked Away Highly Sought After Location With 0.5 Acre Plot.**

Briarswood, Henderson Place, Epping Green, Hertfordshire, SG13 8GA

Asking Price: £1,795,000

We are delighted to offer for sale this exceptional, extremely spacious family residence, based over three floors, that has been meticulously recently refurbished by the current owners to an extremely high specification, boasting a plethora of beautiful original features and stunning high ceilings. In brief the accommodation on the ground floor includes impressive sitting room, study, dining room, high specification kitchen/ breakfast room, utility room and cloakroom. On the first floor there is a spacious master bedroom with an incredibly impressive spacious, high specification en suite bathroom, with two further double bedrooms both with their own en suite facilities. On the second floor there are two double bedrooms a shower room and a door leading to a large loft storage area (which could be converted into further accommodation if required and subject to the usual consents).

Externally the property is approached via electric gates leading to a large shingle driveway offering off street parking for several vehicles, large triple garage with three electric up and over doors (currently being used as a games room). Side access leads to the rear garden which is mostly laid to lawn with mature flower and shrub borders, patio area, in all the whole plot extends to approximately 0.5 acres.

Drawing Room

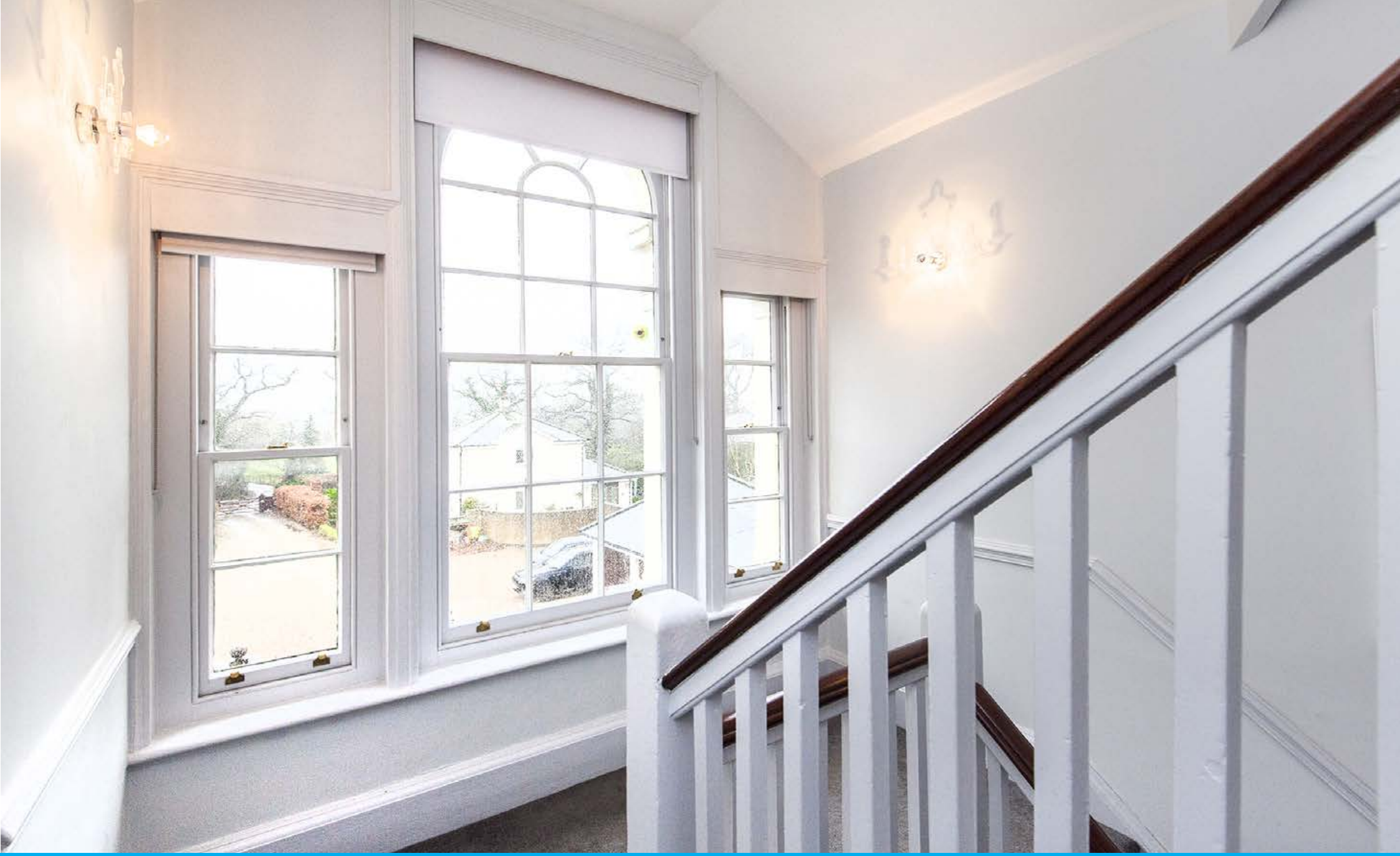
Dining Room

# Other Ground Floor Images

Master Bedroom

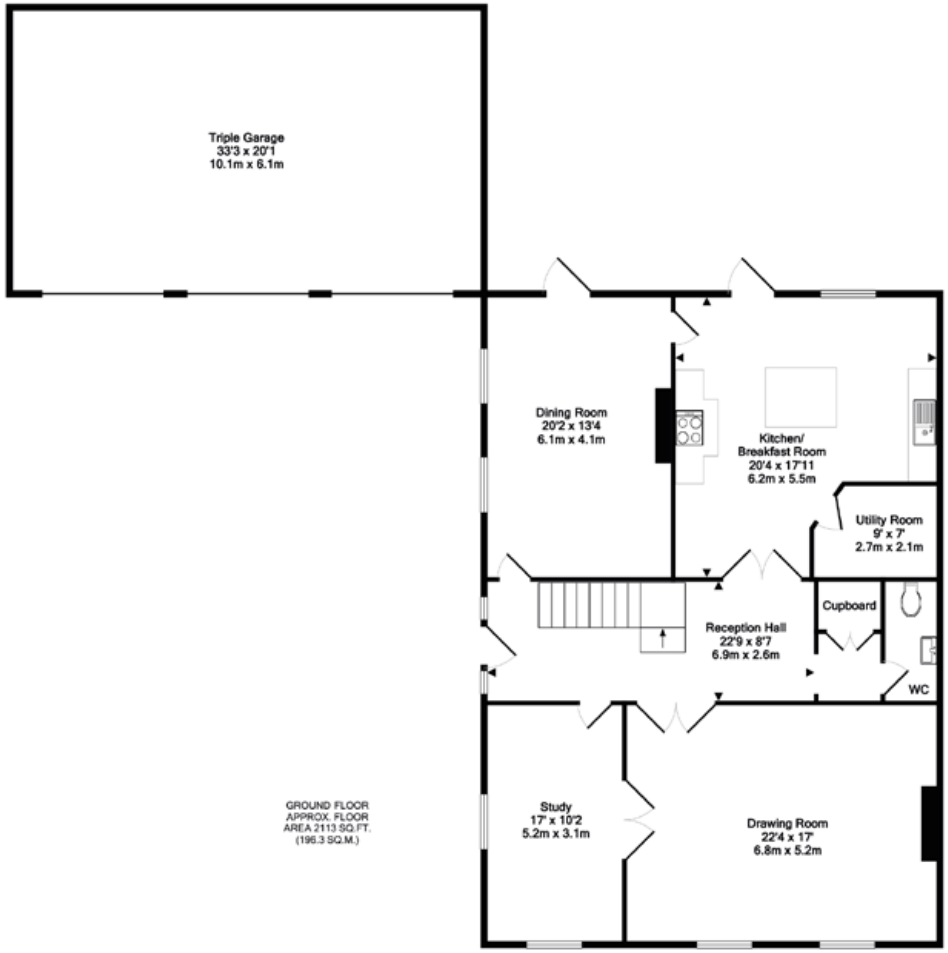
En Suite Bathroom

## Bedrooms, En Suite & Shower Room

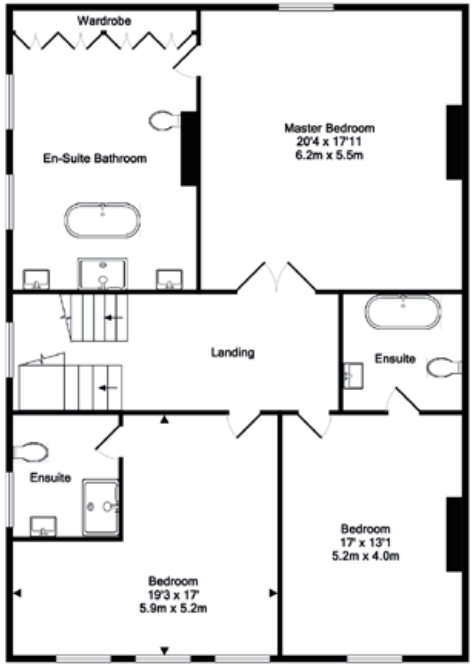


Landing / Stairs

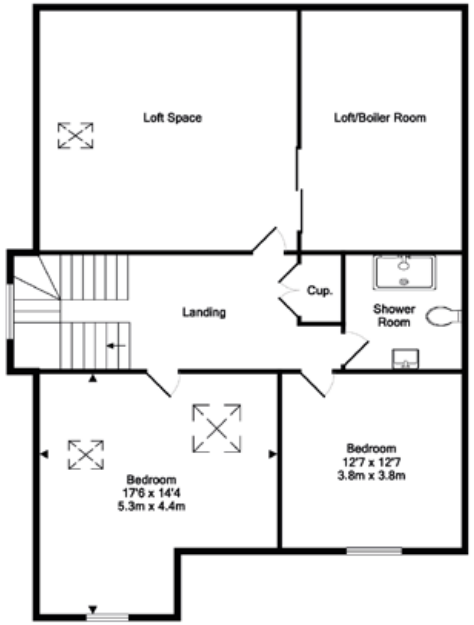
Rear Garden




GROUND FLOOR
APPROX. FLOOR
AREA 2113 SQ.FT.
(196.3 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 1439 SQ.FT.
(133.7 SQ.M.)




2ND FLOOR
APPROX. FLOOR
AREA 1207 SQ.FT.
(112.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 4126 SQ.FT. (383.3 SQ.M.)
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# Floorplans

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|---|---|
| **Transport:** | Bayford Station (Moorgate) - 2.2 miles<br>A10 - 5.3 miles, A414 - 3.3 miles, M25(J25) - 6.8 miles |
| **Services:** | Mains Gas Heating, Mains Water & Mains Drainage |
| **Council Tax:** | Band H |
| **Local Authority:** | East Herts Council |

**Important Notice:**

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own b ehalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Further Information

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