



| 4 North Road Avenue | Hertford | SG14 2BT

Price guide £685,000

A superb character 1930's three bed roomed semi-detached family home having been greatly improved in recent years to include a fabulous extension to rear now affording a luxury open plan 21' kitchen/family room overlooking the 60' garden and decked patio via bi-fold doors. Ideally situated within walking distance of Hertford North mainline train station and the town centre a tastefully presented home with 12' living room, luxury first floor bath and shower room and downstairs cloakroom completing the comfortable ambiance. There is also the additional benefit of a block paved driveway to front providing off street parking for two vehicles. Must be viewed.



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Front door into:

Entrance Hall:

UPVC double glazed window to side, wood flooring, radiator, dado rail, coving, telephone point, stairs to first floor with cupboard under and doors to:

Cloakroom:

Opaque UPVC double glazed window to side, wood flooring, dado rail, low level WC, radiator, wall mounted corner wash hand basin with mixer tap and mosaic tiled splash backs.

Living Room:

15'4 x 11'7 (4.67m x 3.53m) UPVC double glazed bay window to front, coving, picture rail, television point, dado rail, radiator and wall light points.

Kitchen/Family Room:

21'8 x 17'2 (6.60m x 5.23m) Double glazed full width bi-fold doors to rear opening onto timber decked patio and dual Velux skylights, wood flooring, recessed spot lights, two full height radiators, television point in family area, fitted with an extensive range of modern gloss base and wall cupboards with contrasting granite work surface over incorporating inset one and a half bowl stainless steel sink unit with mixer tap, under counter lighting, breakfast bar, stainless steel Bosch gas hob with wok burner and circular stainless steel extractor hood over, dual built in stainless steel Bosch ovens, integrated Bosch appliances to include fridge freezer, washing machine and dishwasher.

First Floor Landing:

UPVC double glazed window to side, access to loft space, dado rail, coving and doors to:

Bedroom 1:

15'4 x 11'7 (4.67m x 3.53m) UPVC double glazed bay window to front, dado rail, radiator and coving.

Bedroom 2:

13'0 x 10'8 (3.96m x 3.25m) UPVC double glazed window to rear, radiator and coving.

Bedroom 3:

8'10 x 6'10 (2.69m x 2.08m) UPVC double glazed window to front and radiator.

Luxury Bathroom:

13'6 x 8'3 (4.11m x 2.51m) Opaque UPVC double glazed window to rear, recessed spot lights, coving, radiator, tiled flooring with under floor heating, tiled walls to half height, low level WC, panel enclosed bath with side mixer tap and separate hand rinser, separate shower cubicle, vanity wash hand basin with mixer tap and cupboards under, airing cupboard.

Rear Garden:

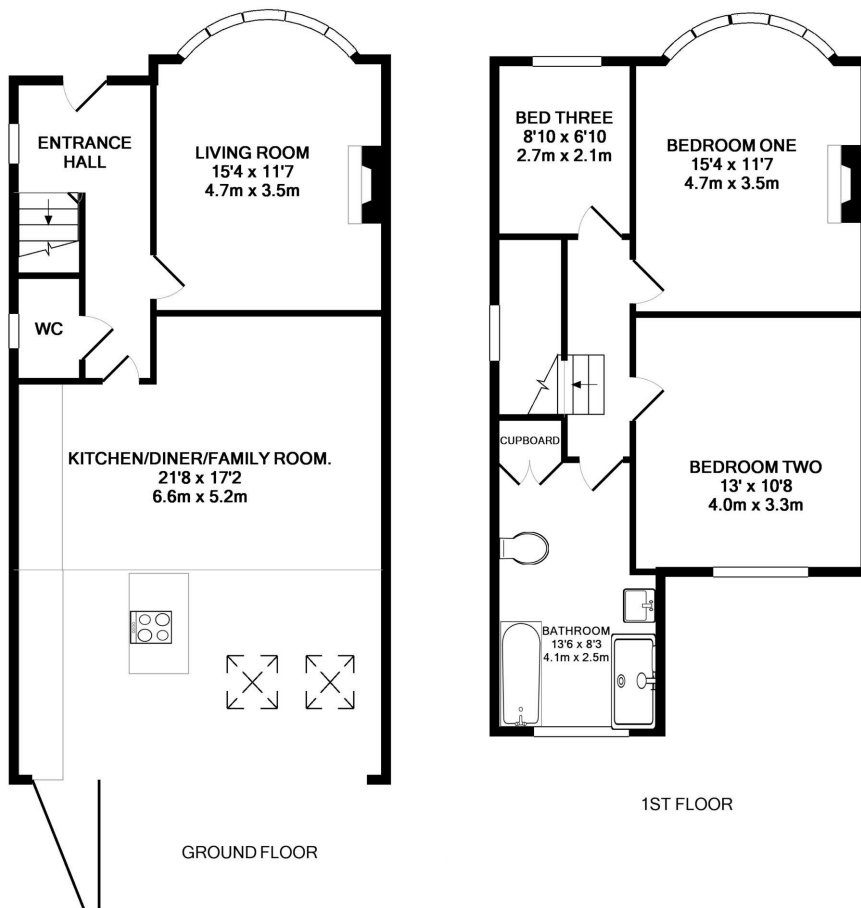
Approx 63'0 (Approx 19.20m) Attractive garden approaching 63' to rear with bi-fold doors opening onto the timber decked patio with steps down to lawn and additional decked seating area, enclosed by panel fencing with pedestrian gated access at both rear and side to the front leading to:

Front:

Garden laid to lawn with block paved driveway to front for two cars.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	51	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	46	

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