



Elliot Heath
ESTATE AGENTS

109 The Avenue, Hertford
Offers Over **£600,000**

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Hertford, Hertford

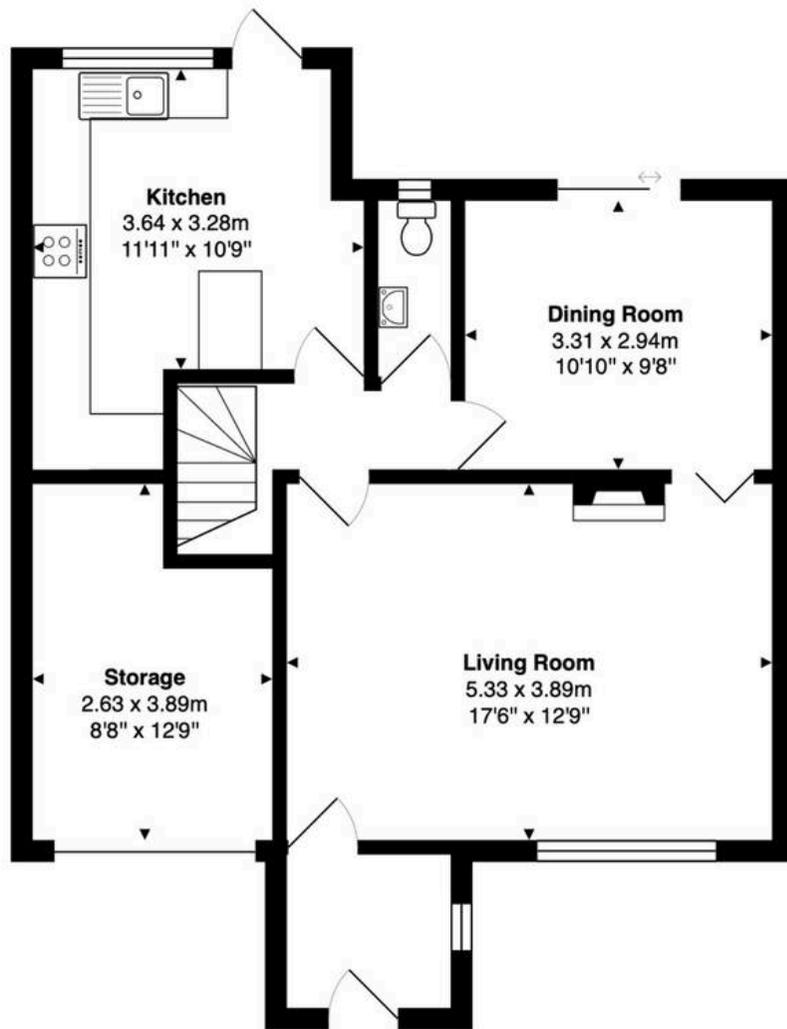
Extended 4-bed home in central Bengeo. Spacious rooms, mature gardens, garage, ample parking. Close to shops, schools, station. No onward chain. Scope for development (STPP). Council Tax band: E

Tenure: Freehold

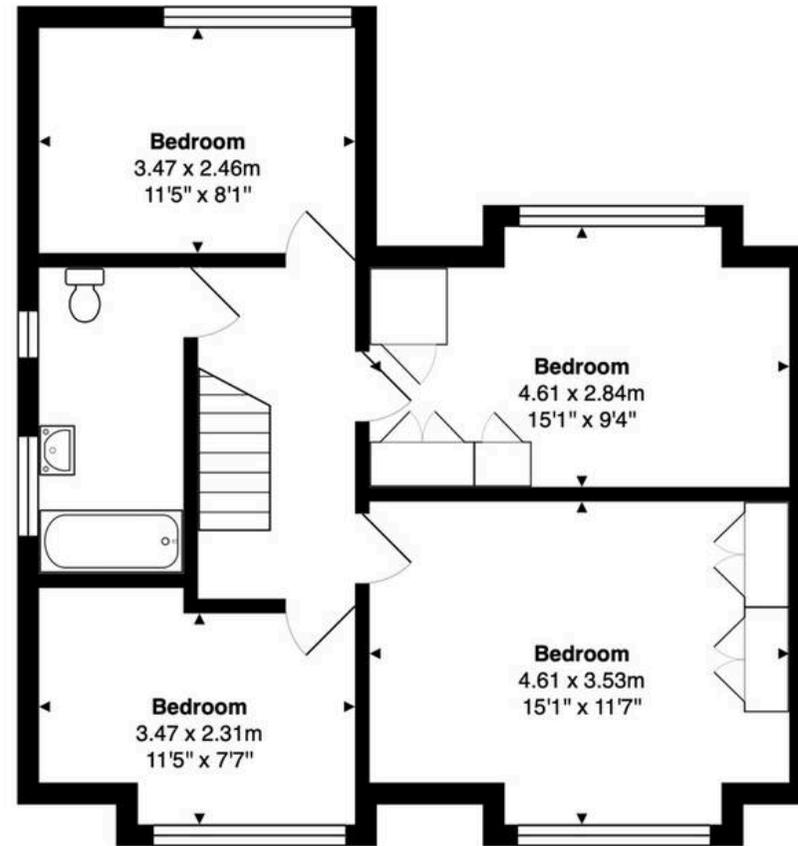
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Ground Floor
Area: 64.8 m² ... 697 ft²



First Floor
Area: 58.7 m² ... 632 ft²

Total Area: 123.5 m² ... 1329 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.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With double glazed window and door to:

Living Room

17' 6" x 12' 9" (5.33m x 3.89m)

With double glazed window to front aspect, radiator, feature fireplace, door to dining room and door to:

Inner Hallway

With stairs rising to first floor landing, radiator, doors to:

Dining Room

10' 10" x 9' 8" (3.31m x 2.94m)

With double glazed sliding doors to the rear garden, radiator, door to the living room.

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc and wall hung wash hand basin.

Kitchen

11' 11" x 10' 9" (3.64m x 3.28m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wall mounted boiler, wood effect flooring, radiator.

First Floor Landing

With loft access and doors to:

Bedroom One

15' 1" x 11' 7" (4.61m x 3.53m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

15' 1" x 9' 4" (4.61m x 2.84m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.



Bedroom Three

11' 5" x 8' 1" (3.47m x 2.46m)

With double glazed window to rear aspect, radiator.

Bedroom Four

11' 5" x 7' 7" (3.47m x 2.31m)

With double glazed window to front aspect, radiator.

Bathroom

With two double glazed windows to side aspect. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, radiator.





FRONT GARDEN

Generous frontage offering a high degree of privacy with gated access to the rear garden.

REAR GARDEN

Mature secluded rear garden mainly laid to lawn with heavily stocked borders, patio seating area and timber garden shed.

DRIVEWAY

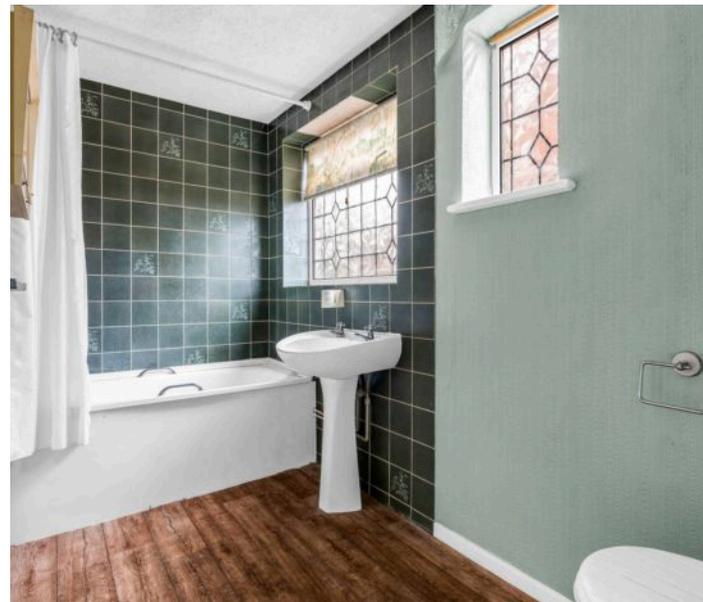
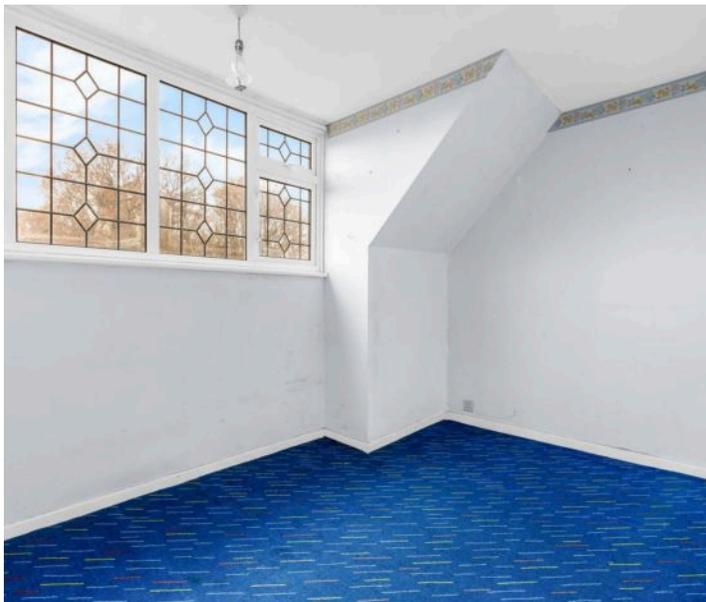
3 Parking Spaces

Driveway to the front providing off street parking for several vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately ? with up and over door to front access and power and light connected.





Elliot Heath Estate Agents

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