

11 Lilbourne Drive | Hertford | SG13 7WS

£2,450 pcm

A spacious and versatile three/four bedroom semi-detached family home located within this sought after residential road with south facing garden. The property has recently been refurbished and offers lovely accommodation with 3 reception rooms, 2 bathrooms, large kitchen/breakfast room and utility area. Benefitting from a quiet cul-de-sac location, garage and parking for two vehicles. EPC band- D. Council tax band- E. Deposit will be equal to one months rent.

- Semi-detached family home
- Spacious & flexible accommodation
- 3/4 bedrooms
- 3 reception rooms
- 2 bathrooms



Property Description

A spacious and versatile four bedroom semi-detached family home located within this sought after residential road with south facing garden. The property has recently been refurbished and offers lovely accommodation with 3 reception rooms, 2 bathrooms, large kitchen/breakfast room and utility area. Benefitting from a quiet cul-de-sac location, garage and parking for two vehicles...

ENTRANCE HALL

Feature black and white ceramic tiled flooring, chrome spot lights, double radiator, stairs to first floor with cupboard underneath and doors to garage and to:

CLOAKROOM

Low level WC, pedestal wash hand basin, black and white ceramic tiled flooring, opaque UPVC double glazed window to front

FAMILY ROOM/BEDROOM 4

16' 5" x 9' 10" (5.04m x 3.02m) UPVC double glazed window to rear, vertical radiator and further double radiator. French doors leading directly to garden

FIRST FLOOR LANDING

Stairs to second floor and doors to:

LIVING ROOM

16' 6" x 9' 10" (5.04m x 3.00m) UPVC double glazed window to rear, double radiator x 2, tv point. French doors with Juliet balcony to rear

DINING ROOM

8' 9" x 8' 4" (2.66m x 2.54m) UPVC double glazed window to side, radiator and double doors to Breakfast Room

KITCHEN/BREAKFAST ROOM

16' 6" x 8' 10" (5.04m x 2.70m) UPVC dual double glazed windows to front, range of fitted units comprising wall and base cupboards with under cupboard lighting, drawers and shelving, integrated gas four ring hob with double oven under and stainless steel extractor over, one and a

half bowl single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, tiled splash backs, breakfast bar, concealed wall mounted boiler, tiled splash backs and ceramic tiled flooring. Ceiling mounted chrome feature lights.

SECOND FLOOR LANDING

Access to insulated loft, built in airing cupboard housing Megaflo hot water cylinder, doors to:

MASTER BEDROOM

16' 6" x 9' 10" (5.04m x 3.00m) dual UPVC double glazed windows to rear, double radiator, inset double wardrobe

EN SUITE SHOWER ROOM

5' 6" x 5' 0" (1.82m x 1.60m) fully tiled room with suite comprising WC with concealed cistern, corner shower cubicle with monsoon shower head, surface mounted wash hand basin with mixer, chrome heated towel rail, extractor fan, inset down lighters and ceramic tiled flooring

BEDROOM 2

11' 5" x 8' 6" (3.48m x 2.60m) UPVC double glazed window to front, double radiator and fitted triple wardrobe

BEDROOM 3

8' 10" x 7' 11" (2.70m x 2.42m) UPVC double glazed window to front

FAMILY BATHROOM

8' 6" x 6' 2" (2.60m x 1.88m) Opaque UPVC double glazed window to side, white suite comprising tiled enclosed bath with overhead Monsoon shower and side screen, 'Moses basket' wash hand basin with fountain style mixer tap, WC with concealed cistern, fully tiled, tiled flooring, chrome heated towel rail and inset ceiling down lighters

REAR GARDEN

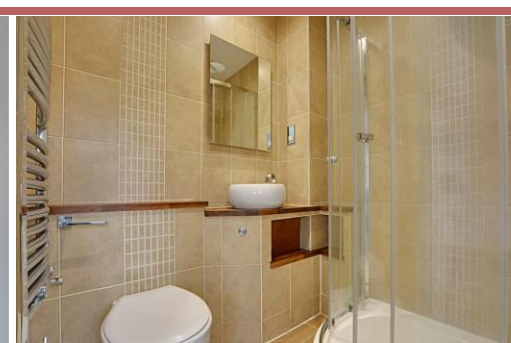
South facing, timber decking patio and lawn, enclosed by panel fencing with outside tap and gated side access to front

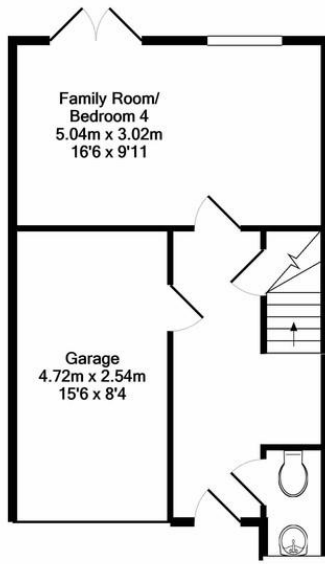
GARAGE

16' 6" x 8' 2" (4.72m x 2.54m) Integral garage with power, lighting and built-in utility room comprising wall and base cupboards, sink and washing machine

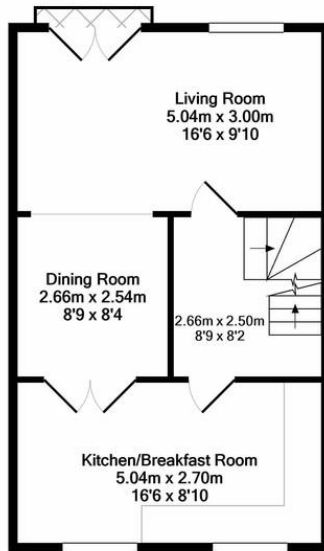
FRONT GARDEN/DRIVEWAY

Driveway providing off street parking for two cars

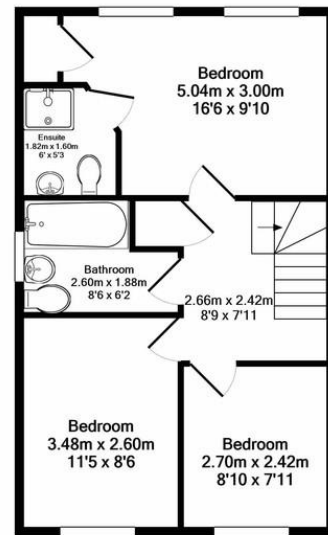




Ground floor
Approx. Floor
Area 39.6 Sq.M.
(427 Sq.Ft.)



1st floor
Approx. Floor
Area 42.1 Sq.M.
(454 Sq.Ft.)



2nd floor
Approx. Floor
Area 42.0 Sq.M.
(452 Sq.Ft.)

Total Approx. Floor Area 123.7 Sq.M. (1332 Sq.Ft.)

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
Made with Metropix ©2020

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

6 Millbridge

Hertford

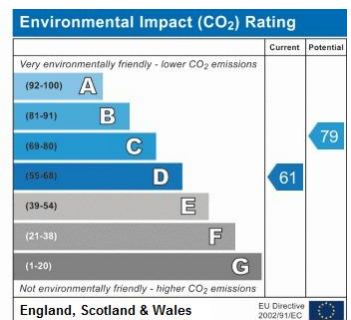
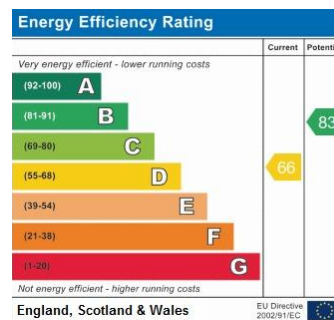
Hertfordshire

SG14 1PY

www.shepherdsfhertford.com

lettings@shepherdsfhertford.co.uk

01992 551955



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements