



Badger Way, Herts, AL10 8RY

House - End Terrace | 3 Bedrooms

£364,950 Freehold

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## The accommodation comprises

### Entrance Hall

Accessed via a part frosted aluminium door. Stairs rising to first floor with under stairs storage and single radiator.

Doors to:

### Bedroom One

10'10" x 8'0"

Single radiator and double glazed window to front looking onto the green.

NB: Originally part of the lounge and is currently separated via a stud partition wall.

### Utility Room

8'9" x 3'4"

Space for under counter fridge and plumbing for washing machine and worktop over currently housing tumble dryer. Pantry cupboard housing combination boiler replaced in Spring 2024. Radiator and frosted double glazed door to rear. Opening to:

### Kitchen

9'3" x 8'6"

Comprising a range of wall and base units finished with wooden fronts finished with work tops and splash back tiling. Single bowl single drainer sink unit, built in electric hob with electric oven under and concealed filter hood over, plumbing for dishwasher and space for upright fridge/freezer. Double glazed window to rear. Opening into:

### Dining Room

8'6" x 6'6"

Aluminium double glazed doors opening on to rear garden. Radiator and door to:

### Lounge

10'9" x 7'10"

Panelled radiator and double glazed window to front looking onto the green.

NB: Originally one room with bedroom one, currently separated via a stud partition wall.

### Landing

Access to loft and doors to:

### Bathroom

Comprising a panel enclosed bath with mixer tap and shower unit over. Pedestal wash hand basin and part tiled walls. Mains wired extractor fan, radiator and frosted double glazed window to rear.

### Separate WC

Low level WC. Inset wash hand basin with splash back tiling. Radiator and frosted double glazed window to rear.

### Bedroom Two

10'11" x 10'2" plus door recess

Range of fitted wardrobes. Single radiator and double glazed window to front overlooking the green.

### Bedroom Three

14'1" x 8'7"

Radiator and double glazed window to rear.

### Bedroom Four

7'10" x

Over stairs bulkhead with cupboard. Radiator and double glazed window to front overlooking the green.

### Exterior

#### Front Garden

Privet hedge border, remainder laid to lawn with path to front door. Gated access to rear to side of property.

#### Rear Garden

Westerly aspect with paved patio area. Small retaining wall leading to lawn with path to rear. Gated access to rear with SINGLE GARAGE and hardstanding.

### Viewing

Please contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(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	