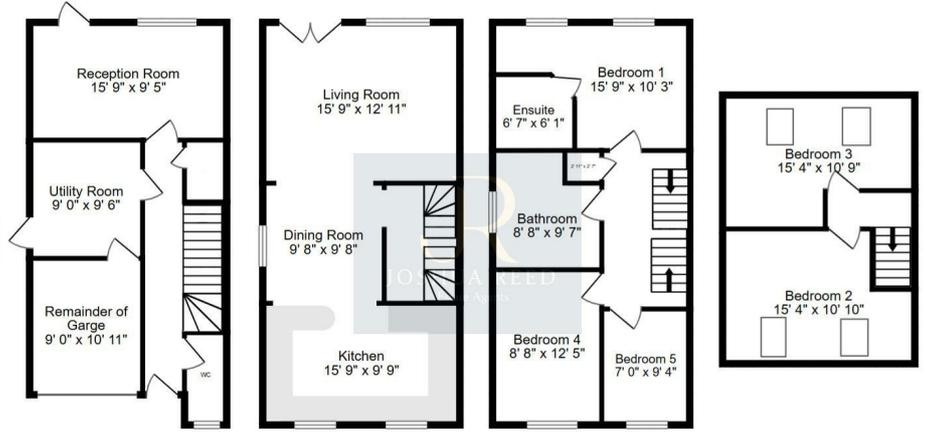


5 Bed House - Semi-Detached  
located in

**R**  
JOSHUA REED  
Estate Agents

13 Lilbourne Drive  
Hertford  
SG13 7WS



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.

£779,995

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SUMMARY

A truly exceptional five bedroom semi-detached family home located on this highly sought after residential road offering easy access to the Town Centre, Hertford East Train Station and A10. The property has been thoughtfully re-modelled and offers stylishly presented and versatile accommodation including three reception rooms, open plan living/dining room, stunning white gloss kitchen with integrated appliances, utility room, downstairs cloakroom, excellent size bedrooms with ensuite to master, modern family bathroom and board loft space

Externally, you have a south facing rear garden that has been beautifully landscaped, off street parking to resin driveway, also with an additional allocated parking space, remainder of garage, and situated on a very picturesque and quiet cul de sac. Vendors Suited.

Viewing is highly recommended.

DIRECTIONS

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |