



Mount Pleasant, Hertford Heath, Hertford, SG13 7QZ



Welcome to

Mount Pleasant, Hertford Heath, Hertford

This well-proportioned four-bedroom extended end-of-terraced family home, conveniently positioned at the peaceful end of a road, is just a short walk from Hertford Heath's woodland nature reserve. The property features off-street parking for several cars, an entrance porch, three reception rooms, and a generously sized kitchen with built-in appliances. The first floor hosts three double bedrooms, a bathroom, and a separate en-suite, while the second floor offers an additional double bedroom with ample storage space. The low-maintenance rear garden provides a serene outdoor space with countryside views.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, door leading to lounge.

Living Room:

22' 11" x 14' 8" (6.99m x 4.47m)

Two double glazed windows to front aspect, fireplace, door leading to dining room, radiator.

Dining Room:

14' 7" x 11' 11" (4.45m x 3.63m)

Stairs to first floor, under stairs storage cupboard, feature fireplace, wooden floors, radiator, opens to conservatory.

Conservatory:

10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed windows to front, rear and sides, double glazed patio doors leading to a landscaped rear garden, storage cupboards.

Kitchen:

19' 1" x 6' 9" (5.82m x 2.06m)

Fitted wall and base units with work surface over, butler style sink with chrome mixer tap over, space for gas range cooker, built in wine fridge, space for American fridge freezer, radiator, spot lighting, tiled floor, velux window, three double glazed windows to rear & side aspect.

Downstairs Shower Room:

Shower cubicle with shower over and glass doors, wash hand basin with mixer tap over, WC, chrome heated towel rail, obscure double glazed window, partly tiled walls.

-First Floor Landing-

Door to bedrooms, stairs to loft (Bedroom 4), carpet.

Bedroom One:

12' x 11' 11" (3.66m x 3.63m)

Double glazed window to rear aspect, door leading to bathroom, carpet, radiator.

En-Suite Bathroom:

8' 8" x 6' 10" (2.64m x 2.08m)

Three piece suite comprising of panel enclosed bath with mixer tap and shower attachment, wash hands basin, WC, brick walls, obscure double glazed

window, spot lighting, wall mounted mirror.

Bedroom Two:

12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed window to front aspect, radiator, door leading to en-suite shower room.

En-Suite Shower Room:

Shower, wash hand basin, WC, obscure double glazed window to rear aspect.

Bedroom Three:

12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to front aspect, carpet, radiator.

-Second Floor-

Large Landing, Velux window, spot lighting, door to bedroom four.

Bedroom Four:

10' x 9' 1" (3.05m x 2.77m)

Double glazed window to rear aspect with beautiful views across Hertford Heath, storage cupboards, radiator.

-Exterior-

Driveway:

Off street parking for 2 cars.

Rear Garden:

Low maintenance rear garden with astro turf lawn, storage shed, side gate.



Welcome to Mount Pleasant

- Four DOUBLE Bedroom End Of Terrace
- Off Street Parking For Two Cars
- Dining Room & Conservatory
- Downstairs Shower Room
- One En-Suite Shower Room
- Family Bathroom
- Low Maintenance Rear Garden
- Short Drive To Hertford Town Centre
- Beautiful Views Across Hertford Heath

Tenure: Freehold EPC Rating: D

Offers In Excess Of
£685,000



Total floor area 153.6 m² (1,653 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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 **william h brown**



01992 586501



Hertford@williambrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williambrown.co.uk