



**Vicarage Causeway, Hertford Heath, HERTFORD, SG13 7RT**



## **Welcome to Vicarage Causeway, Hertford Heath, HERTFORD**

A well-presented four-bedroom semi-detached family home, situated on an individual plot within the sought after and scenic village of Hertford Heath, with its local pubs, village store and primary school, all providing key amenities nearby. Further benefiting from large kitchen/diner, downstairs WC with upstairs bathroom, private driveway with outbuilding, completed by wrap-around gardens, the property must be viewed internally to be fully appreciated. Contact William H Brown now to book.



## **-Accommodation Overview-**

### **Entrance Hall:**

Stairs to first floor, storage cupboard, door to downstairs cloakroom.

### **Downstairs Cloakroom:**

Vanity wash hand basin with twin taps over, WC, heated towel rail, obscure double-glazed window.

### **Lounge:**

19' 5" excluding bay x 12' 2" (5.92m excluding bay x 3.71m )

Double glazed doors leading to garden in a bay recess, double glazed window, feature fireplace, radiator.

### **Kitchen / Diner:**

17' 4" x 11' 4" (5.28m x 3.45m)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, space for cooker, space for washing machine, space for fridge freezer, space for dishwasher, wine rack, dual aspect double glazed windows, patio door to garden, two radiators.

### **-First Floor Landing-**

Loft access, storage cupboard.

### **Bedroom One:**

11' 4" max x 11' 5" max (3.45m max x 3.48m max)

Skylight to front aspect, radiator.

### **Bedroom Two:**

12' 3" max x 9' 7" (3.73m max x 2.92m)

Skylight to side aspect, access to eaves storage, radiator.

### **Bedroom Three:**

12' 3" max x 6' 8" max (3.73m max x 2.03m max )

Double glazed window to rear aspect, radiator.

### **Bedroom Four:**

11' 4" x 5' 6" (3.45m x 1.68m)

Double glazed window to front aspect, radiator.

### **Bathroom:**

Three-piece suite comprising of bath with wall mounted shower over, vanity wash hand basin, WC, tiled walls, obscure double-glazed window to side aspect.

### **-Exterior-**

#### **Rear Garden:**

Wrap around garden with patio areas and laid to lawn, shrubs and fence boundary walls, access to outbuilding, timber-built storage shed.

#### **Front Garden:**

Laid to lawn, shrubs and access to garage.

#### **Outbuilding:**

16' 2" x 9' 2" (4.93m x 2.79m)

Used to be a garage and was converted with window to side, light, electric, storage above.

#### **Driveway:**

Private driveway with space for several vehicles.



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## Welcome to Vicarage Causeway, Hertford Heath HERTFORD

- A Well-Located Four Bedroom Semi-Detached Family Home
- Driveway With Space For Several Vehicles
- Wrap Around Gardens
- Kitchen / Diner
- Downstairs Cloakroom & Upstairs Bathroom
- Outbuilding With Electric
- Sought After Hertford Heath Location

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D

# £599,500



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
HFD108004 - 0003

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