



**Glebe Road, Hertford, SG14 3JY**



## Welcome to Glebe Road, Hertford

Situated within the ever-popular Bengoe, Glebe Road is a two double bedroom semi-detached home, within a quiet residential cul-de-sac. Further benefiting from large lounge/diner, conservatory, kitchen with separate utility room, downstairs cloakroom with upstairs bathroom, private driveway, well maintained rear garden, and with huge potential for further extension and growth (STPP). Must be viewed internally to be fully appreciated.



## **-Accommodation Overview-**

### **Front Aspect**

Driveway accessed via dropped kerb.

### **Entrance Porch**

3' 5" x 8' 6" ( 1.04m x 2.59m)

Windows and door opening on to entrance hallway.

### **Entrance Hallway**

Doors to living room and kitchen, with stairs rising to first floor.

### **Living Room/Diner**

20' 9" max x 12' 1" max (6.32m max x 3.68m max)

Large lounge/diner with sliding doors opening on to conservatory, and windows facing front aspect.

### **Conservatory**

10' 3" x 7' 5" (3.12m x 2.26m )

Windows to all aspects, doors to garden.

### **Kitchen**

10' 3" x 8' 7" (3.12m x 2.62m)

Fitted with a range of wall and base units. Integrated oven, hob with extractor over, dishwasher and fridge. Window facing rear aspect, door leading to side passage and utility room.

### **Utility Room**

9' 4" x 5' 5" ( 2.84m x 1.65m )

Space for washing machine, tumble dryer and fridge/freezer. Fitted wall units. Door to WC.

### **Cloakroom:**

Low level flush WC and vanity wash hand basin. Window facing rear aspect.

### **First Floor Landing**

Doors to bedrooms and bathroom. Window facing side aspect.

### **Bedroom One**

10' 4" inc door recess x 12' 9" excl wardrobes ( 3.15m inc door recess x 3.89m excl wardrobes)

Windows facing front aspect. Integrated wardrobes and units. Airing cupboard over stairs.

### **Bedroom Two**

9' 9" excl wardrobes x 9' 3" excl wardrobes ( 2.97m excl wardrobes x 2.82m excl wardrobes )

Integrated wardrobes. Windows facing rear aspect. Loft access.

### **Bathroom**

P-shaped panel-enclosed bath with shower over, low level flush WC, and vanity wash hand basin. Dual aspect windows. Heated towel rail.

### **Rear Garden**

Raised patio area with stairs down to lawned area.



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## **Glebe Road, Hertford**

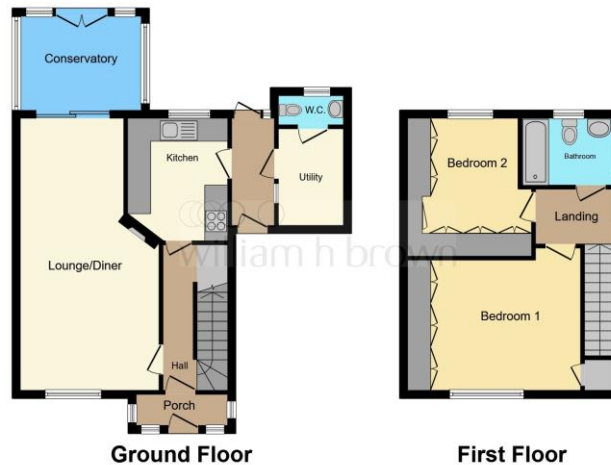
- Two Double Bedrooms
- Semi-Detached
- Large Lounge/Diner
- Conservatory
- Smart Kitchen With Separate Utility Room
- Downstairs Cloakroom
- Driveway
- Potential to Extend (STPP)

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

# **£440,000**



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.focalagent.com



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