



**Page Road, HERTFORD, SG13 7JN**



## welcome to Page Road, HERTFORD

This recently re-decorated bright and spacious three-bedroom terraced house offers a well-proportioned and attractive family home, finished to a modern standard throughout. Externally, the home boasts a larger-than-average, low-maintenance rear garden, ideal for outdoor entertaining or family use. The ground floor features a bright front reception room and a contemporary kitchen/dining room, providing both style and practicality with direct access to own private and secluded rear garden. Upstairs, the property offers three generously sized bedrooms, all well laid out to accommodate family living, along with a modern family bathroom. Additional benefits include full double glazing and gas central heating, ensuring comfort and energy efficiency year-round. To the rear of the property is a tandem garage with convenient rear access.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor.

### Living Room:

13' 11" x 13' 5" ( 4.24m x 4.09m )

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, electric fireplace.

### Kitchen/ Dining Room:

17' 3" x 9' 1" ( 5.26m x 2.77m )

Range of wall and base units with work surface over, sink unit with mixer tap over, gas hob with electric oven, space for appliances, plumbing for washing machine, spot lighting, two double glazed windows to rear aspect, double glazed patio doors leading to rear garden.

### -First Floor Landing-

Loft hatch (Insulated and boarded)

### Bedroom One:

13' 6" x 8' 11" ( 4.11m x 2.72m )

Double glazed window to rear aspect, fireplace, dressing area with storage areas,, laminate flooring, radiator.

### Bedroom Two:

11' 2" x 9' 2" (3.40m x 2.79m )

Double glazed window front aspect, fireplace, laminate flooring, radiator.

### Bedroom Three:

9' 11" x 8' 1" ( 3.02m x 2.46m )

Double glazed window to rear aspect, dressing room, laminate flooring, radiator.

### Bathroom:

Three-piece suite comprising of bath with shower over, wash hand basin, tiled walls and flooring, spot lighting, obscure double-glazed window to front aspect, radiator.

## -Exterior-

### Rear Garden:

Low maintenance larger than average garden with patio area, artificial lawn, rear access, tandem garage to rear.

### Tandem Garage:

22' x 10' 3" ( 6.71m x 3.12m )

Power and lighting, up and over door.



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**Welcome to**

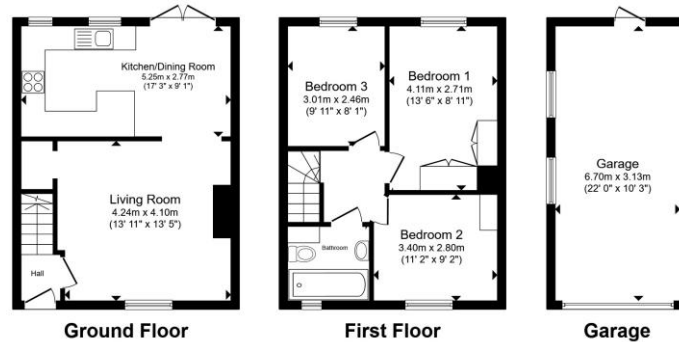
## Page Road, HERTFORD

- Three Bedroom Family Home
- Contemporary Kitchen/Dining Room
- Private and Secluded Larger Than Average Rear Garden
- Tandem Garage With Convenient Rear Access
- Modern Family Bathroom

Tenure: Freehold

EPC Rating: D

Council Tax Band: C



Total floor area 93.6 m<sup>2</sup> (1,008 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Guide Price

**£435,000**



Please note the marker reflects the postcode not the actual property

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