



**Fordham Terrace, Therfield, SG8 9PP**



**welcome to**

**Fordham Terrace, Therfield**

An opportunity to purchase a spacious 3 bedroom end-of-terrace home offered with no chain, particularly large gardens to rear, detached garage and off-road parking to front,



### **Door To Entrance Hall**

Radiator.

### **Cloakroom**

Suite comprising low flush WC, wash hand basin, airing cupboard.

### **Dining Room**

12' 5" x 11' 3" ( 3.78m x 3.43m )

Built in shelving to one wall. Radiator. Double glazed window to rear.

### **Lounge**

16' 10" x 11' 7" ( 5.13m x 3.53m )

Feature fire place with hearth and surround with mantle over, radiator, double glazed double doors to conservatory, door to kitchen.

### **Kitchen**

17' 1" x 6' 11" ( 5.21m x 2.11m )

Fitted kitchen comprising built in oven and hob with extractor over, generous range of base and wall units, stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and dishwasher, part tiled walls, floor tiling, two double glazed windows to side, radiator, door to conservatory, door to lounge.

### **Conservatory**

15' 7" x 10' 9" ( 4.75m x 3.28m )

Large conservatory with double glazed windows to side and rear, double glazed door to rear garden, double radiators, floor tiling.

### **Study**

12' 4" max x 5' 8" max ( 3.76m max x 1.73m max )

Radiator. Built in cupboard. Door to cloakroom.

Double glazed windows to side and rear. Stairs off to first floor landing.

### **First Floor Landing**

Airing cupboard.

### **Bedroom One**

16' 9" x 9' 8" ( 5.11m x 2.95m )

Hatch to loft. Radiator. Double glazed window to rear.

### **Bedroom Two**

12' 7" x 11' 5" ( 3.84m x 3.48m )

Built in wardrobes to one wall. Radiator. Double glazed window to rear.

### **Bedroom Three**

13' 2" x 5' 5" extending to 8' 2" ( 4.01m x 1.65m extending to 2.49m )

Radiator. Double glazed window to front.

### **Bathroom**

16' 6" x 7' 2" ( 5.03m x 2.18m )

Particularly large bathroom suite comprising shower cubicle, bath, wash hand basin, high flush WC, part tiled walls, radiator. double glazed window to rear, towel radiator, hatch to loft.

### **Outside**

#### **Rear Garden**

A particular feature of the property is the large landscaped gardens to the rear with flower beds to borders with a variety of mature shrubs and trees throughout, fence surround, and gate for side access. To the end of the garden there is a paved area with storage shed.

### **Garage And Parking**

To the side of the property there is a single detached garage and off-road parking.

### **Agents Note**

We understand from the current owners that the property has scope to extend having previously had planning permission granted, which has now lapsed, for a two-story side extension which would extend the kitchen and provide 2 additional bedrooms to the first floor.

The property has also recently been refurbished with new floor coverings throughout.



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## Fordham Terrace, Therfield

- Spacious and well-proportioned end-of-terrace family in this sought-after village location.
- 3 bedrooms and large family bathroom.
- Separate lounge and dining rooms.
- Fitted kitchen and separate study.
- Large conservatory over looking rear garden.

Tenure: Freehold EPC Rating: D

**£715,000**



Please note the marker reflects the postcode not the actual property

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