

welcome to

Fordham Terrace, Therfield

An extended and beautifully presented 4 bedroom end of terrace cottage with spacious lounge, large open plan kitchen/diner, and utility. To the outside there is a large rear garden, garage, parking, and superb views.













Door To Entrance Hall

Radiator. Door to:

Lounge

19' 10" Max x 12' 3" (6.05m Max x 3.73m) Spacious lounge with feature fireplace with wood burning stove, 2 double radiators, staircase off to first floor landing. Door to inner hall.

Inner Hall

Leads through to kitchen/diner and utility room.

Utility Room

6' 8" x 6' 4" ($2.03m \times 1.93m$) Space and plumbing for automatic washing machine and tumble dryer, wall mounted cupboards, double glazed window to side.

Kitchen

13' 8" x 9' 10" (4.17m x 3.00m) Lovely fitted kitchen comprising built in oven and hob with extractor over, sink unit with mixer taps and work surface surrounds, built in dishwasher and fridge freezer, twin double glazed windows to side, radiator, sunken ceiling lights, opens onto dining area.

Dining Area

11' 3" x 7'(3.43m x 2.13m)

Rear Hall Door from kitchen/diner with doors to cloakroom and rear garden.

Cloakroom

Suite comprising low flush WC, wash hand basin, radiator, double glazed window to side.

First Floor Landing

Airing cupboard.

Bedroom One

12' 2" x 11' 6" ($3.71m\ x\ 3.51m$) Radiator. Feature fireplace. Double glazed window to front with views over open fields.

Bedroom Two

17' x 9' 4" (5.18m x 2.84m) Radiator. Double glazed window to rear.

Bedroom Three

12' 3" max x 10' 10" max (3.73m max x 3.30m max) Radiator. Double glazed window to rear.

Bedroom Four

8' 8" x 8' 1" (2.64m x 2.46m) Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with separate shower over, low flush WC, wash hand basin, part panelled walls, towel radiator, double glazed window to side.

Outside Boar Ga

Rear Garden To the rear of the property there is a large

landscaped rear garden with a paved terrace leading to a brick built store, personal door to garage, gate for side access.

Front Garden

Predominantly laid to lawn with hedge screen, gate for side access. Garage with roller door and generous off-road parking.





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Fordham Terrace, Therfield

- Extremely well-presented extended end of terrace cottage.
- Highly sought-after village location.
- 4 good sized bedrooms.
- Spacious lounge.
- Lovely fitted kitchen/diner.

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

£750,000





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Property Ref: RYN110037 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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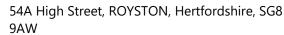
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