

shepherds

A better home  
moving experience



28 High Road

Waterford, SG14 2PR

Price Guide £950,000





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Front door into:

#### Porch:

Aspect to side, radiator and door to:

#### Living Room:

14'11 x 11'10 (4.55m x 3.61m)

Double glazed windows to side, radiator, fireplace and doors to:

#### Kitchen/Diner:

22'7 x 13'9 (6.88m x 4.19m)

Comprising of:

#### Dining Room:

Double glazed window to side, door to garden and radiator.

#### Kitchen:

Fitted with a range of base and wall mounted units with wood worksurface incorporating one and half bowl sink with mixer tap and drainer, built in ovens, induction hob with extractor fan over, built in dishwasher and bin, appliance space for American fridge/freezer, breakfast bar, radiator, double glazed window to rear and door to:

#### Study:

11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to side, radiator, cupboard housing meters and door to:

#### Cellar:

Cellar at half height running the length of the house.

#### Utility Room:

11'10 x 5'5 (3.61m x 1.65m)

Low level cupboards, two bowl sink with mixer tap, appliance space for washing machine and dryer, double glazed windows to side and radiator.

#### Hallway:

11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to side, under stairs cupboard, door to outside and radiator.

#### WC:

6'1 x 4'5 (1.85m x 1.35m)

Low level WC, wash hand basin with mixer tap and radiator.

The following accommodation was previously used as a separate self contained annexe.

#### Family Room:

16'8 x 12'7 (5.08m x 3.84m)

Radiator, doors to front and rear, spiral stairs to bedroom four and doors to:

#### Bedroom Four:

16'8 x 12'10 (5.08m x 3.91m)

Aspect to front and rear, radiator.

#### Kitchen:

11'8 x 10'4 (3.56m x 3.15m)

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, appliance space for dishwasher, washing machine and cooker, radiator, aspect to side and rear.

#### Reception Room (Bathroom):

8'0 x 6'8 (2.44m x 2.03m)

Opaque window to front, radiator, plumbing in place to convert back into a bathroom and door to:

#### WC:

5'8 x 3'8 (1.73m x 1.12m)

Low level WC, wash hand basin with mixer tap, cupboard and radiator. Door to boiler room (use of dual fuel and boiler heat recovery system)

### First Floor Landing:

Radiator, access to fully boarded loft space via integrated pull down ladder and doors to:

### Bedroom One:

11'10 x 11'9 (3.61m x 3.58m)

Double bedroom with double glazed window to side, radiator and loft access.

### Bedroom Two:

13'9 x 11'10 (4.19m x 3.61m)

Double bedroom with double glazed window to side and radiator.

### Bedroom Three:

13'9 x 9'5 (4.19m x 2.87m)

Double bedroom with UPVC double glazed window to rear and radiator.

### Bathroom:

11'10 x 5'10 (3.61m x 1.78m)

Low level WC, panel enclosed bath with mixer tap and separate shower head, wash hand basin with mixer tap, tiled throughout with under floor heating, cupboard and opaque window to side.

### Garden:

approx 104'11" x 62'4" (approx 32m x 19m)

Mainly laid to lawn and enclosed by panel fencing,

two sheds with power and lighting connected, outside power, light and tap.

### Double Garage & Driveway:

21'1 x 15'1 (6.43m x 4.60m)

Block paved driveway providing ample off street parking with access to garden and double garage with electric up and over door and stairs to first floor and doors and opening to a further self contained living space comprising of:

### Shower Room:

5'9 x 2'7 (1.75m x 0.79m)

Low level WC, wash hand basin with mixer tap, walk in shower and opaque window to front.

### Kitchenette/Utility Room:

21'1 x 5'5 (6.43m x 1.65m)

Low level cupboards, stainless steel sink with mixer tap and drainer, appliance space for fridge and window to front.

### Guest Accommodation/Studio/Office:

21'1 x 12'10 (6.43m x 3.91m)

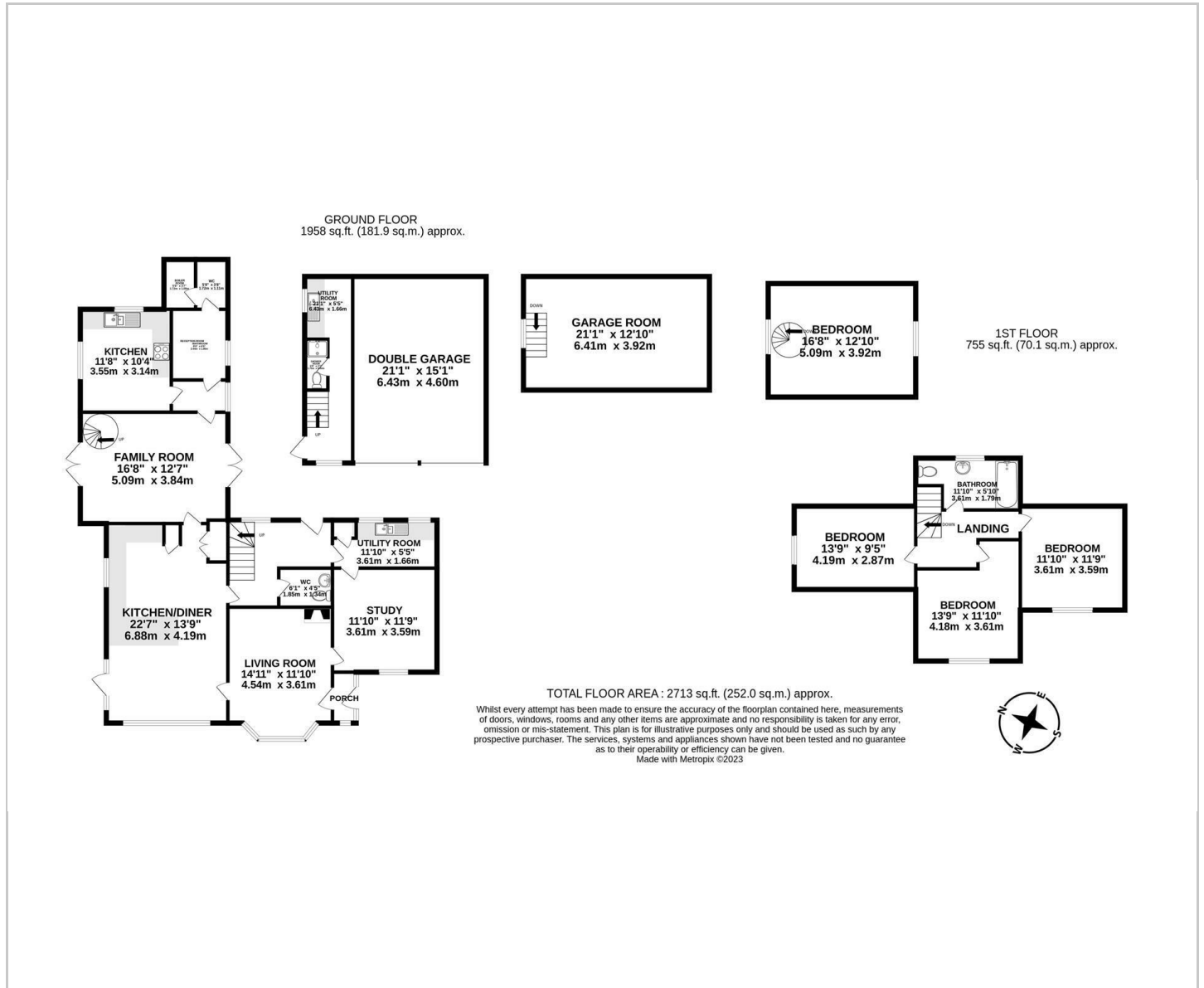
Double glazed window to front, eaves storage.

### Driveway:

Driveway to front of property for multiple cars.



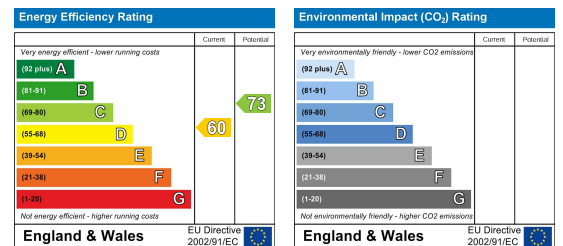
# Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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