

shepherds

A better home
moving experience



41 Pearson Avenue

Hertford, SG13 8HH

Price Guide £500,000



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Front door into:

Entrance Hall:

Stairs to first floor and doors to:

Living Room:

16'2 x 10'11 (4.93m x 3.33m)

UPVC double glazed windows to front, doors opening to rear garden, two radiators and coving.

Kitchen:

16'2 x 11'6 (4.93m x 3.51m)

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, built in oven, five ring gas hob and extractor fan over, built in dishwasher, appliance space for fridge/freezer and washing machine, cupboard, radiator, UPVC double glazed windows to front and rear.

Dining Room:

16'2 x 11'3 (4.93m x 3.43m)

UPVC double glazed windows to front, double radiator, sliding doors opening to rear garden and wall mounted boiler.

First Floor Landing:

UPVC double glazed window to rear, radiator and doors to:

Dressing Room:

9'2 x 8'0 (2.79m x 2.44m)

UPVC double glazed window to front, radiator, cupboard and opening to:

Bedroom One:

12'2 x 10'7 (3.71m x 3.23m)

Sky light and double radiator.

Bedroom Two:

13'11 x 8'0 (4.24m x 2.44m)

Dual aspect UPVC double glazed windows to front, two cupboards and double radiator.

Bedroom Three:

8'3 x 8'1 (2.51m x 2.46m)

UPVC double glazed window and double radiator.

Bathroom:

8'1 x 7'5 (2.46m x 2.26m)

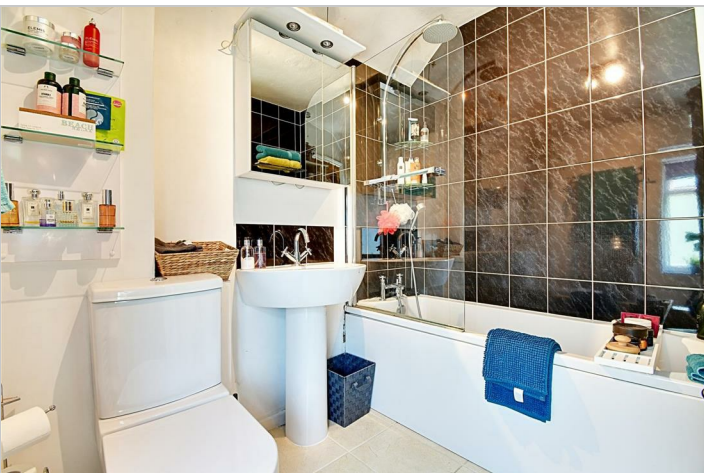
Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower head above, chrome heated towel rail, opaque UPVC double glazed window to rear.

Garden:

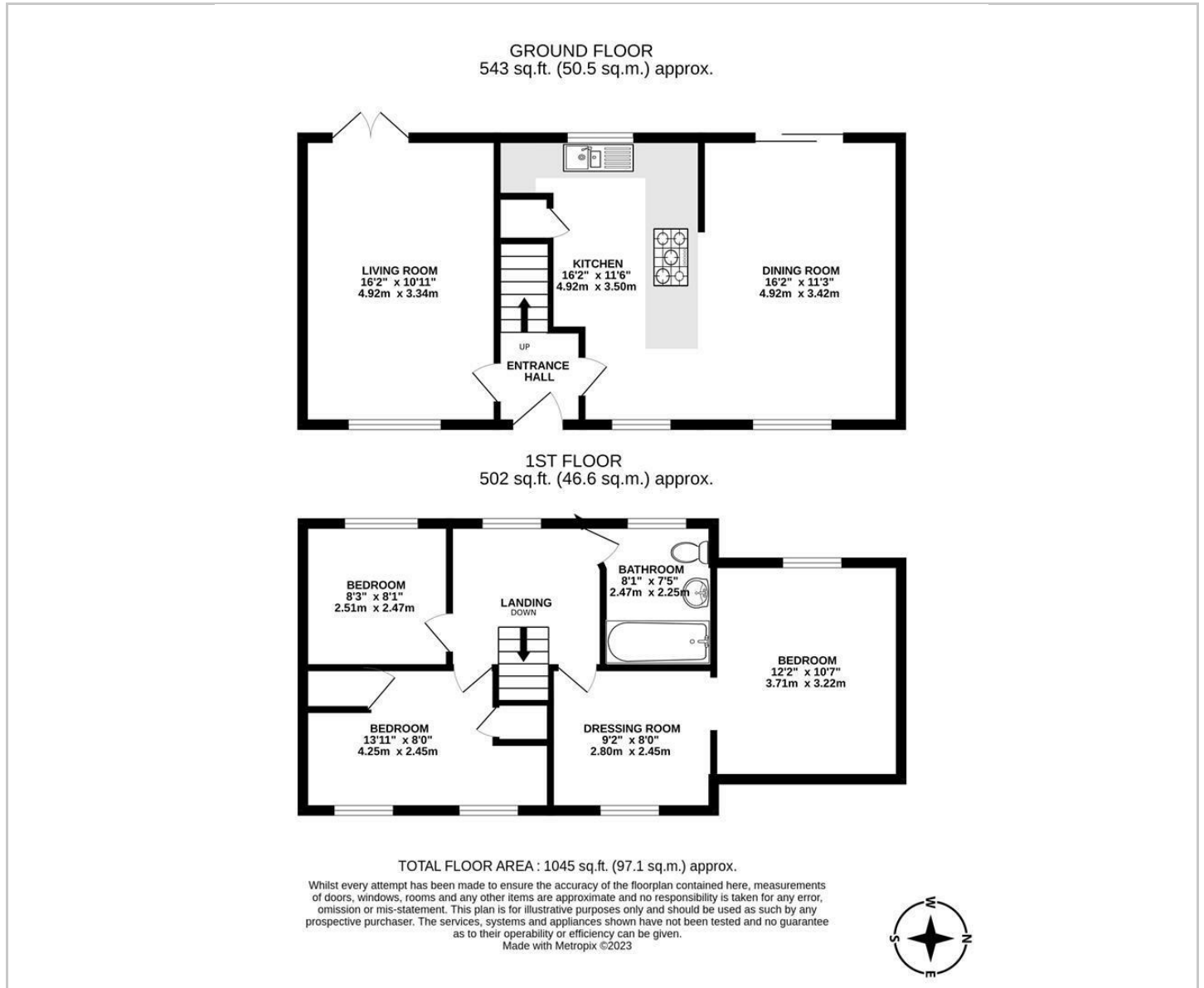
Sunny west facing garden with raised timber decking leading to lawn area enclosed by panel fencing, outside tap and light and pedestrian gated side access.

Carport:

Carport providing off street parking.



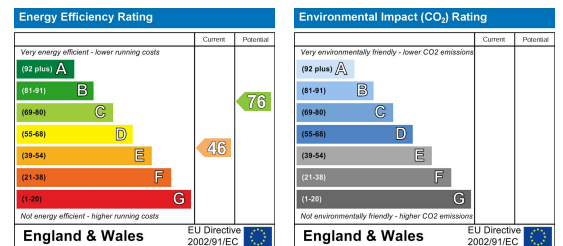
Floor Plan



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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