

shepherds

A better home
moving experience



3a Hagsdell Road

Hertford, SG13 8AG

Price Guide £950,000



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Front door into:

Entrance Hall:

Original parquet wood flooring, stairs to first floor with two storage cupboards under, radiator, coving and doors to:

Cloakroom:

6'3 x 3'1 (1.91m x 0.94m)

Opaque UPVC double glazed window to front, low level WC, pedestal wash hand basin, heated towel rail and extensively tiled walls.

Kitchen:

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window to rear, fitted with a range of base and wall cupboards with roll edge work surface over incorporating one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, built in double oven with separate ceramic hob, appliance space for fridge and door to outside.

Dining Room:

9'5 x 7'7 (2.87m x 2.31m)

UPVC double glazed window to rear, original parquet wood flooring, radiator, coving, serving hatch to kitchen and double doors into:

Living Room:

19'6 x 11'8 (5.94m x 3.56m)

Dual aspect UPVC double glazed window to front and sliding patio door to rear garden, feature open fireplace, two radiators, coving and original parquet wood flooring.

First Floor Landing:

UPVC double glazed window to front with far reaching views across Hertford, coving, access to

loft space, airing cupboard housing hot water cylinder and doors to:

Bedroom One:

11'8 x 10'11 (3.56m x 3.33m)

Dual aspect UPVC double glazed windows to front and side with superb views over Hertford, radiator, coving and built in wardrobes.

Bedroom Two:

13'0 x 10'1 (3.96m x 3.07m)

UPVC double glazed window to rear and door to side onto garage roof, coving, radiator and recessed cupboard.

Bedroom Three:

10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazed window to front, radiator, coving and built in wardrobes.

Bathroom:

7'10 x 5'6 (2.39m x 1.68m)

Opaque UPVC double glazed window to rear, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap over and glass screen and fully tiled walls.

Outside:

Side passageway with door to front of property and opening to garden at the rear. Doors to:

Utility Room:

8'7 x 7'8 (2.62m x 2.34m)

UPVC double glazed window to side, fitted with base and wall units with work surfaces over incorporating sink unit, floor standing boiler, appliance space for washing machine and radiator.

Outside Storage Rooms:

Two outside storage cupboards, original coal bunker.

Rear Garden:

approx 49'2" x 65'7" (approx 15.0 x 20.0)
Sunny aspect south facing mature garden to rear with large paved patio and steps leading to raised lawn affording much privacy. Walled to rear with further panel enclosed fencing. Access at both sides to front. Large timber shed with lighting and outside power point.

Garage:

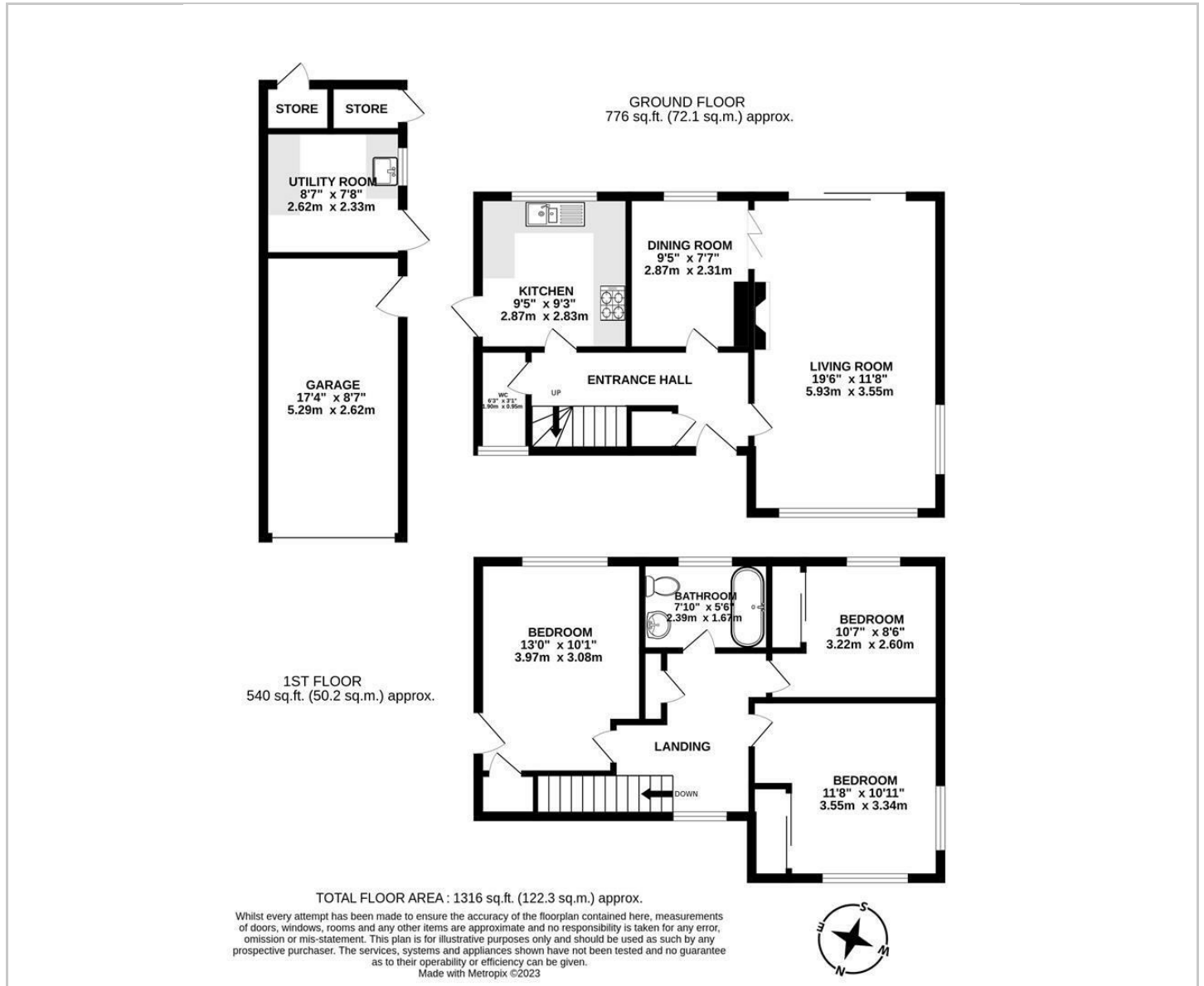
17'4 x 8'7 (5.28m x 2.62m)
With power and light connected. Window to side and up and over door to front:

Driveway:

Driveway to front proving ample off street parking for multiple cars. Front garden with shaped lawn.



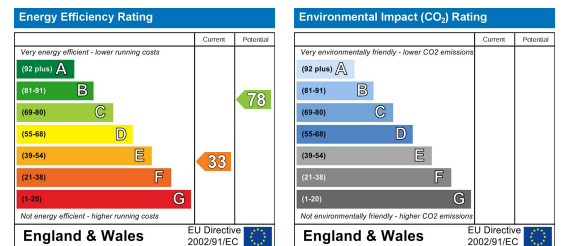
Floor Plan



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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