

shepherds

A better home
moving experience



106 Mangrove Road

Hertford, SG13 8AN

Price Guide £825,000



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Front door into:

Entrance Hall:

Radiator, double glazed window to front, stairs to first floor and doors to:

WC:

5'8 x 3'11 (1.73m x 1.19m)

Low level WC, wash hand basin with mixer tap, opaque window to side.

Sitting Room:

20'7 x 13'2 (6.27m x 4.01m)

Fireplace, radiator, coving, cupboard and doors to:

Conservatory:

11'10 x 10'2 (3.61m x 3.10m)

Brick built with UPVC double glazed window and door to rear garden.

Dining Room:

13'2 x 8'9 (4.01m x 2.67m)

Double glazed window to front, radiator and coving.

Kitchen:

20'4 x 8'9 (6.20m x 2.67m)

Fitted with a range of base and wall units with contrasting work surface, incorporating two bowl stainless steel sink with mixer tap and drainers, four ring gas hob and extractor fan over, built in ovens, appliance space for washing machine, dishwasher and fridge/freezer, tiled throughout, door to rear garden and double glazed windows to rear.

First Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

17'11 x 15'2 (5.46m x 4.62m)

Double glazed window to front, cupboard, coving and radiator.

Bedroom Two:

12'0 x 9'4 (3.66m x 2.84m)

Double glazed windows to rear and radiator.

Bedroom Three:

11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to front, radiator and cupboard.

Bedroom Four:

9'0 x 7'6 (2.74m x 2.29m)

Double glazed window to rear, radiator and cupboard.

Shower Room:

9'0 x 5'1 (2.74m x 1.55m)

Walk in shower, wash hand basin with mixer tap, low level WC, chrome heated towel rail and opaque double glazed window to rear

Garden:

approx 68'10" (approx 21m)

West facing garden with paved patio seating area leading to laid to lawn and enclosed by fencing and mature bushes, outside tap, shed and pedestrian side access.

Garage:

15'3 x 7'8 (4.65m x 2.34m)

Up and over door with power and light.

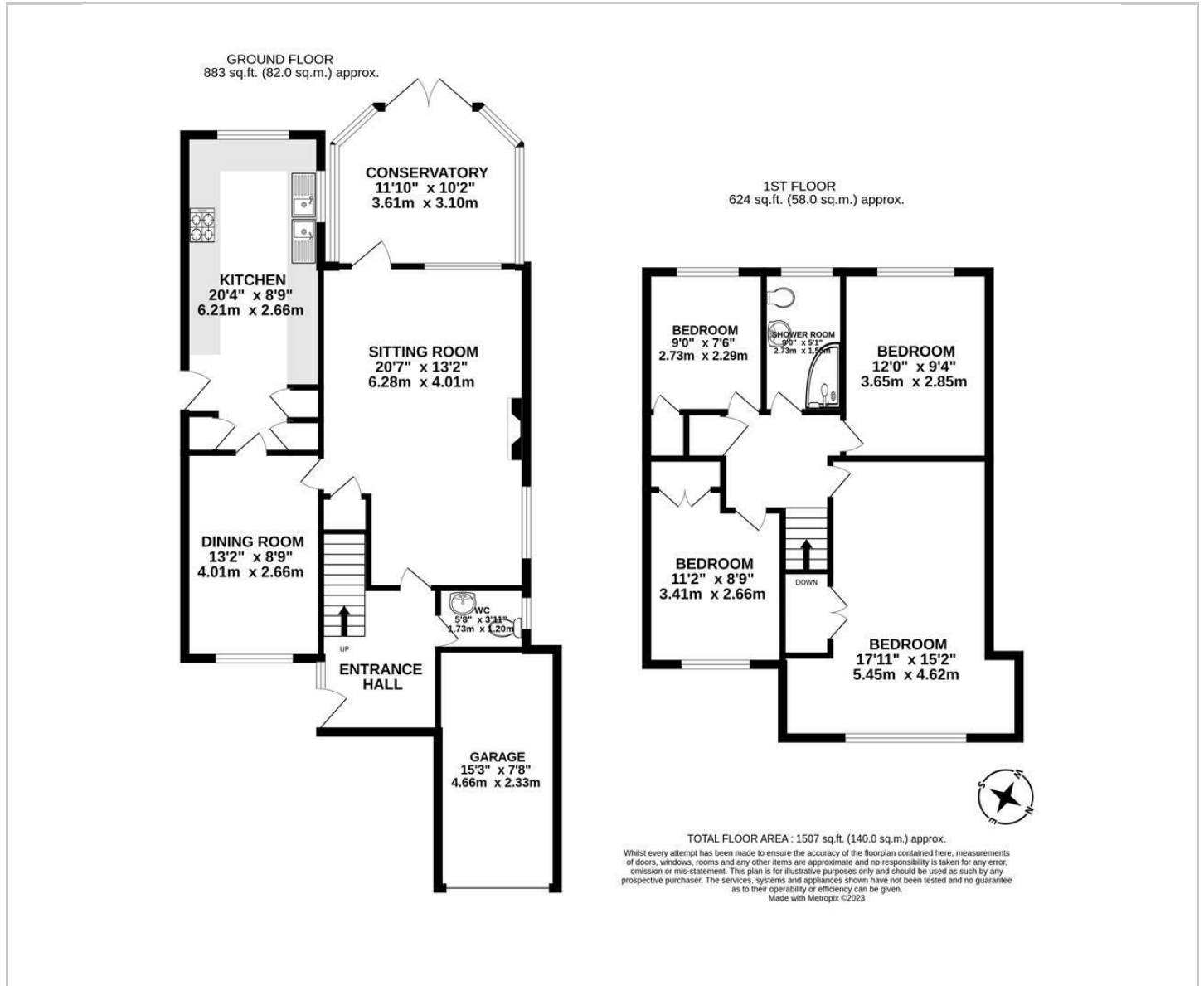
Driveway and front:

approx 72'2" (approx 22m)

Driveway for multiple cars and hedged borders with lawn



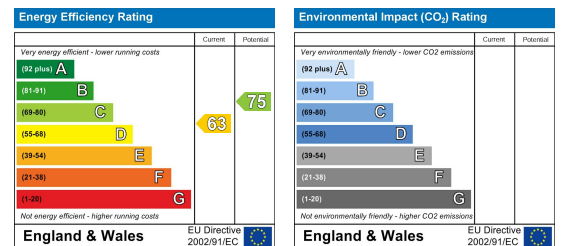
Floor Plan



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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