

shepherds

A better home
moving experience



14 The Old Coach Road

Cole Green, SG14 2NP

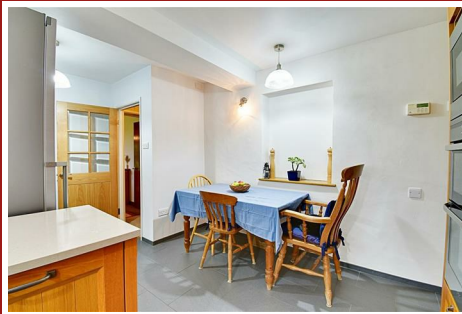
Price Guide £825,000



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Front door into:

Entrance Hall:

Storage cupboard, radiator, stairs to first floor and doors to:

WC:

5'7 x 5'1 (1.70m x 1.55m)

Low level WC, wash hand basin with mixer tap, UPVC double glazed window to side, radiator.

Snug/Study/Play Room

13'4 x 10'7 (4.06m x 3.23m)

UPVC double glazed window to front, radiator, fireplace and coving.

Kitchen:

15'2 x 12'8 (4.62m x 3.86m)

Fitted with a range of base and wall mounted units with contrasting worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in ovens, microwave, washing machine, dishwasher and bin, appliance space for fridge/freezer, UPVC double glazed window to rear, storage cupboard and door to rear garden.

Dining Room:

12'8 x 11'5 (3.86m x 3.48m)

UPVC double glazed window to rear, door to rear garden, radiator and step up to:

Living Room:

18'1 x 14'8 (5.51m x 4.47m)

UPVC double glazed window to front and side, radiator, fireplace and door to rear garden.

Bedroom One:

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed window to rear and doors to side opening to roof and door to:

Ensuite:

8'3 x 3'1 (2.51m x 0.94m)

Low level WC, wash hand basin with mixer tap and walk in shower.

Bedroom Two:

13'4 x 10'7 (4.06m x 3.23m)

UPVC double glazed window to front, radiator, shelving and cupboard.

Bedroom Three:

12'8 x 10'7 (3.86m x 3.23m)

UPVC double glazed window to rear, radiator and coving.

Bathroom:

8'3 x 6'2 (2.51m x 1.88m)

Low level WC, wash hand basin with mixer tap, bath with mixer tap and shower head above, UPVC double glazed window to rear, tiled throughout and radiator.

Garden:

approx 127'11" x 95'1" (approx 39m x 29m)

Stunning garden to rear with far reaching panoramic views over fields and beyond. With large paved patio seating area and mainly laid to lawn and enclosed by mature natural borders, gated pedestrian side access to front and outside tap.

Sheds:

A range of sheds all with power and lighting connected.

Double Garage:

22'4 x 14'9 (6.81m x 4.50m)

Up and over doors with power and light.

Carport:

22'4 x 9'7 (6.81m x 2.92m)

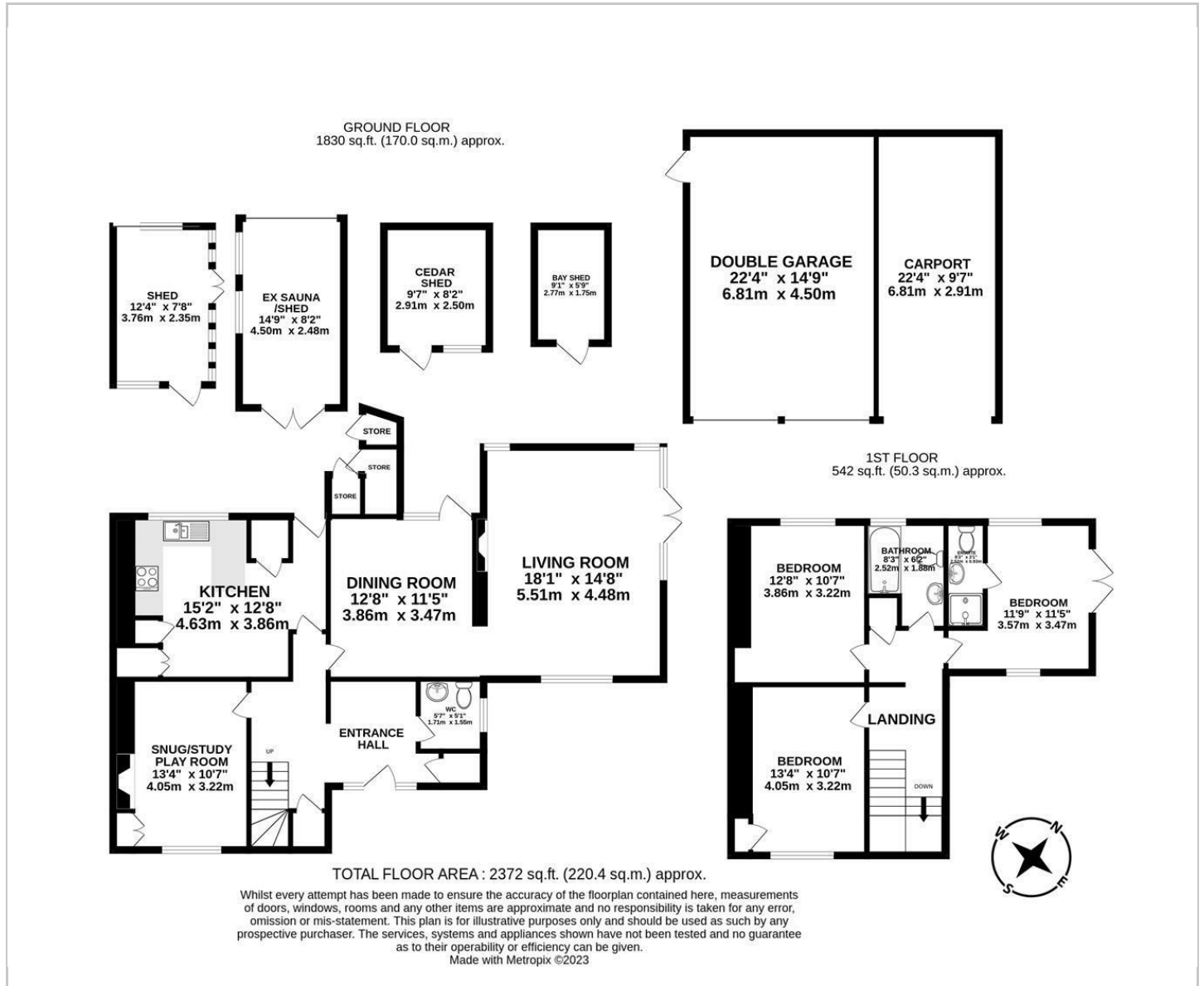
Carport providing covered parking for one car.

Driveway:

Driveway providing off street parking for multiple cars.



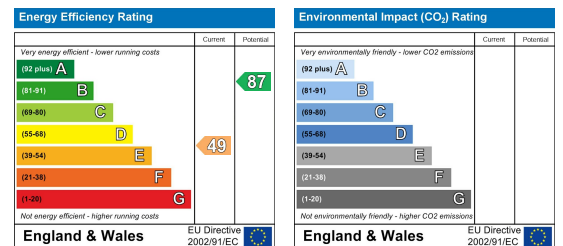
Floor Plan



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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