



78 Horns Mill Road

Hertford, SG13 8HJ

Price Guide £700,000



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Front door into:

Porch:

Double glazed windows to side, radiator, cupboards, door and opening to:

WC:

4'6 x 2'4 (1.37m x 0.71m)

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

Entrance Hall:

Radiator, stairs to first floor and basement and doors to:

Living Room:

15'11 x 11'11 (4.85m x 3.63m)

Window to side, radiator, fireplace, coving and cupboard.

Kitchen:

15'11 x 12'10 (4.85m x 3.91m)

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, built in ovens, microwave, fridge, freezer and dishwasher, five ring gas hob with extractor fan over and double glazed window to side.

Dining Area:

12'7 x 6'0 (3.84m x 1.83m)

Underfloor heating and bifold doors to front and side opening to rear garden

Reception Room:

15'11 x 10'9 (4.85m x 3.28m)

Radiator, double glazed windows to side and cupboards.

First Floor Landing:

Window to front, stairs to loft room and doors to:

Bedroom One:

15'11 x 12'10 (4.85m x 3.91m)

Window to side, fireplace, radiators and wardrobe.

Bedroom Two:

11'11 x 10'7 (3.63m x 3.23m)

Window to side, wardrobes and radiator.

Bathroom:

11'11 x 5'4 (3.63m x 1.63m)

Tiled throughout with low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, feature jet bath with lighting, chrome heated towel rail and shelving.

Bedroom Three:

15'11 x 14'8 (4.85m x 4.47m)

Window to front, radiator and eaves storage.

Rear Garden:

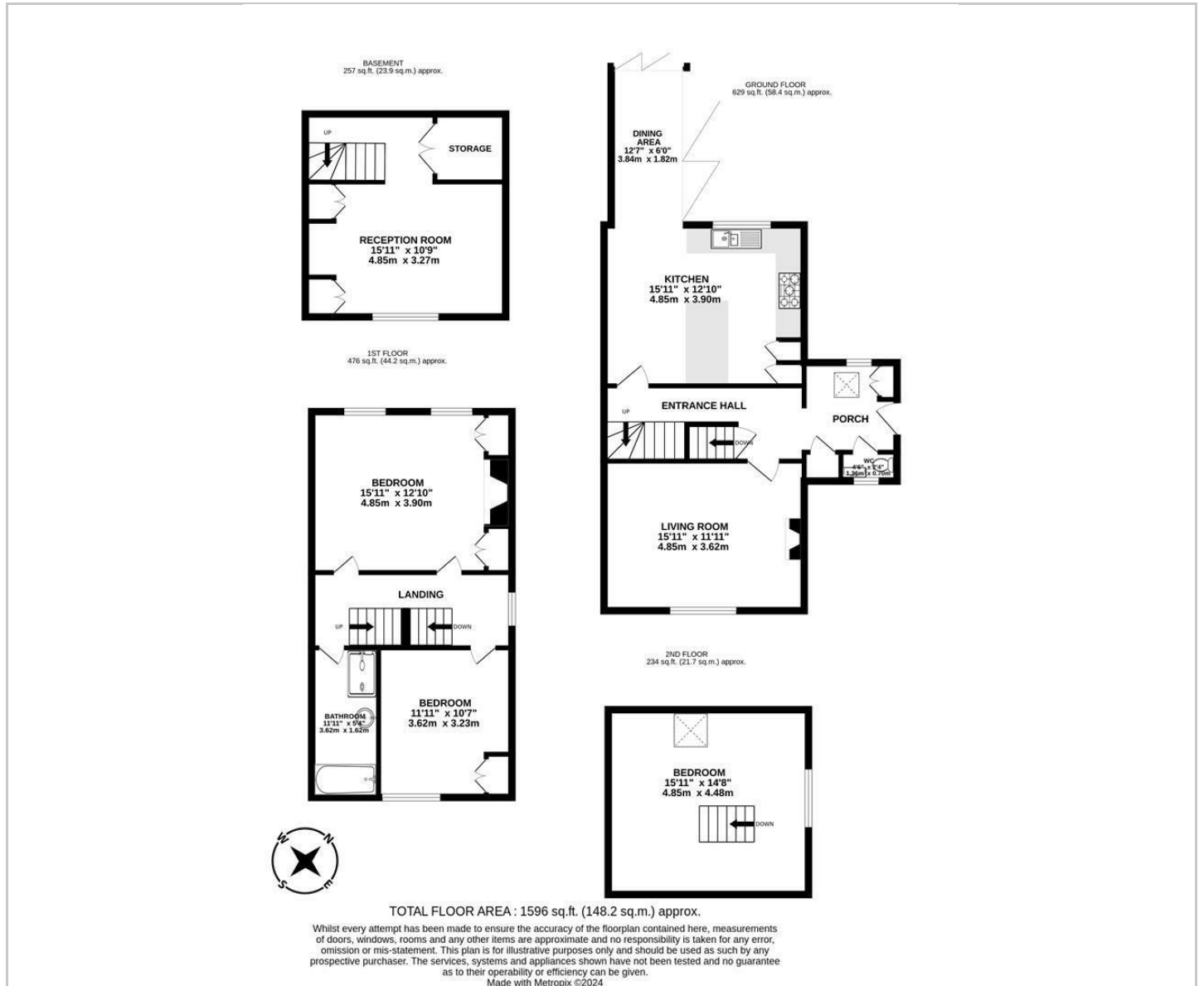
A stunning feature is the landscaped garden to rear with beautiful views across the river and beyond. With shaped artificial lawn and multiple seating areas to enjoy the landscape, feature pergola, timber decking directly onto the river and with pedestrian gated access leading to the front. Outside light and tap.

Parking:

Allocated parking for two cars.



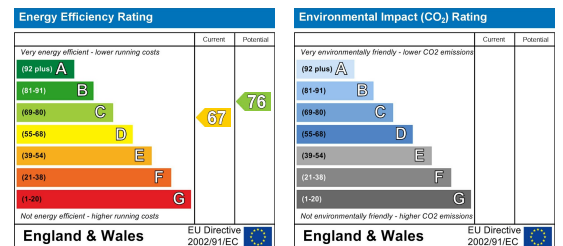
Floor Plan



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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