

shepherds

A better home  
moving experience



## 34 Davies Street

Hertford, SG13 7BU

Asking Price £415,000



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Front door into:

### Living Room:

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window to front, radiator, recessed spot lights and doorway into:

### Dining Room:

12'6 x 11'8 (3.81m x 3.56m)

Recessed spot lights, radiator, stairs to first floor, door to bathroom and opening to:

### Kitchen:

10'11 x 6'11 (3.33m x 2.11m)

UPVC double glazed window to rear and door to garden, recessed spot lights, fitted with a range of base and wall units with work surfaces over incorporating stainless steel single drainer sink unit with mixer tap and rinser attachment, chrome towel radiator, tiled flooring, appliance spaces for range style oven with stainless steel extractor hood over, washing machine, tumble dryer and American style fridge freezer.

### Bathroom:

10'11 x 4'0 (3.33m x 1.22m)

Opaque UPVC double glazed window to rear, chrome heated towel rail, low level WC, wall mounted corner wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, tiled splash backs in suite area.

### First Floor Landing:

Recessed spot lights, laminate wood flooring, access to part boarded loft space with light and housing combination gas boiler and doors to:

### Bedroom One:

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window to front, radiator and recessed double wardrobe.

### Bedroom Two:

10'11 x 8'4 (3.33m x 2.54m)

UPVC double glazed window to rear, radiator and laminate wood flooring.

### Bedroom Three:

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window to rear, radiator and laminate wood flooring.

### Rear Garden:

approx 47'6" (approx 14.5)

Private garden to rear predominately laid to lawn with outside timber storage shed, tap, enclosed by panel fencing with pedestrian gated side access to front and access at rear of garden to:

### Office/Studio:

12'10 x 9'9 (3.91m x 2.97m)

Purpose built detached office/studio offering a multitude of uses with electric heater, dual UPVC double glazed windows to front and French doors.

### Front:

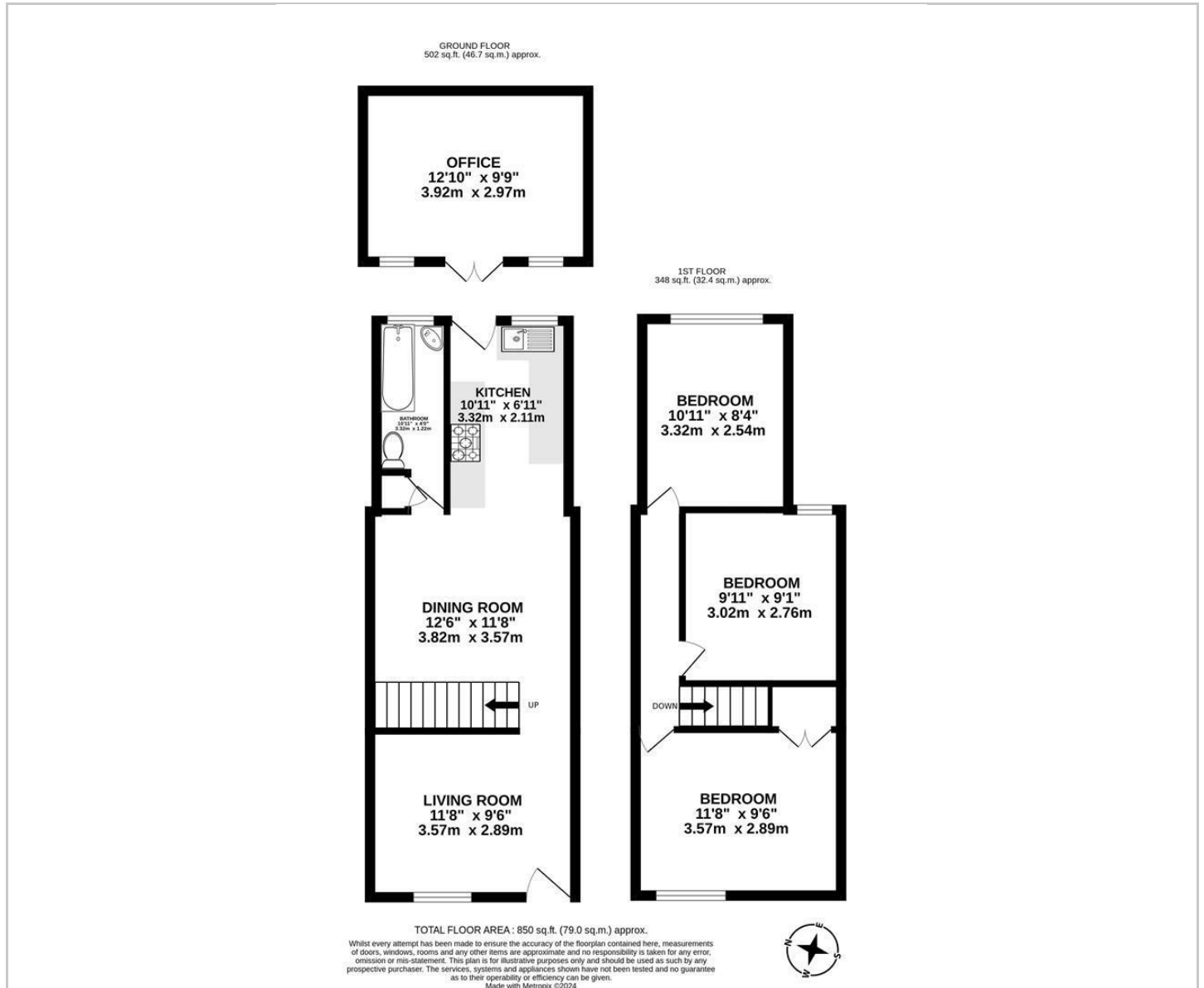
Hardstanding with off street parking for one car.

### Agents Note:

EPC to follow.



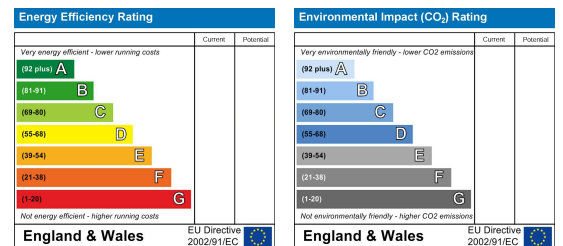
# Floor Plan



## 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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