

shepherds

A better home  
moving experience



## 4b Honey Lane

Hertford, SG14 1DN

Price Guide £210,000



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## Communal entrance:

Access via secure entry phone with stairs to second floor and private front door into:

## Entrance Hall:

Radiator and doors to:

## Living Room:

18'7 x 9'9 (5.66m x 2.97m)

Quadruple aspect to side, fireplace and radiator.

## Kitchen:

9'7 x 8'1 (2.92m x 2.46m)

Fitted with a range of contemporary base and wall mounted units with contrasting worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven and fridge, appliance space for washing machine, cupboard and wall mounted boiler.

## Bedroom:

11'1" x 9'9" (3.40m x 2.98)

Dual aspect window to side, wardrobe, fireplace and radiator.

## Bathroom:

8'8 x 8'5 (2.64m x 2.57m)

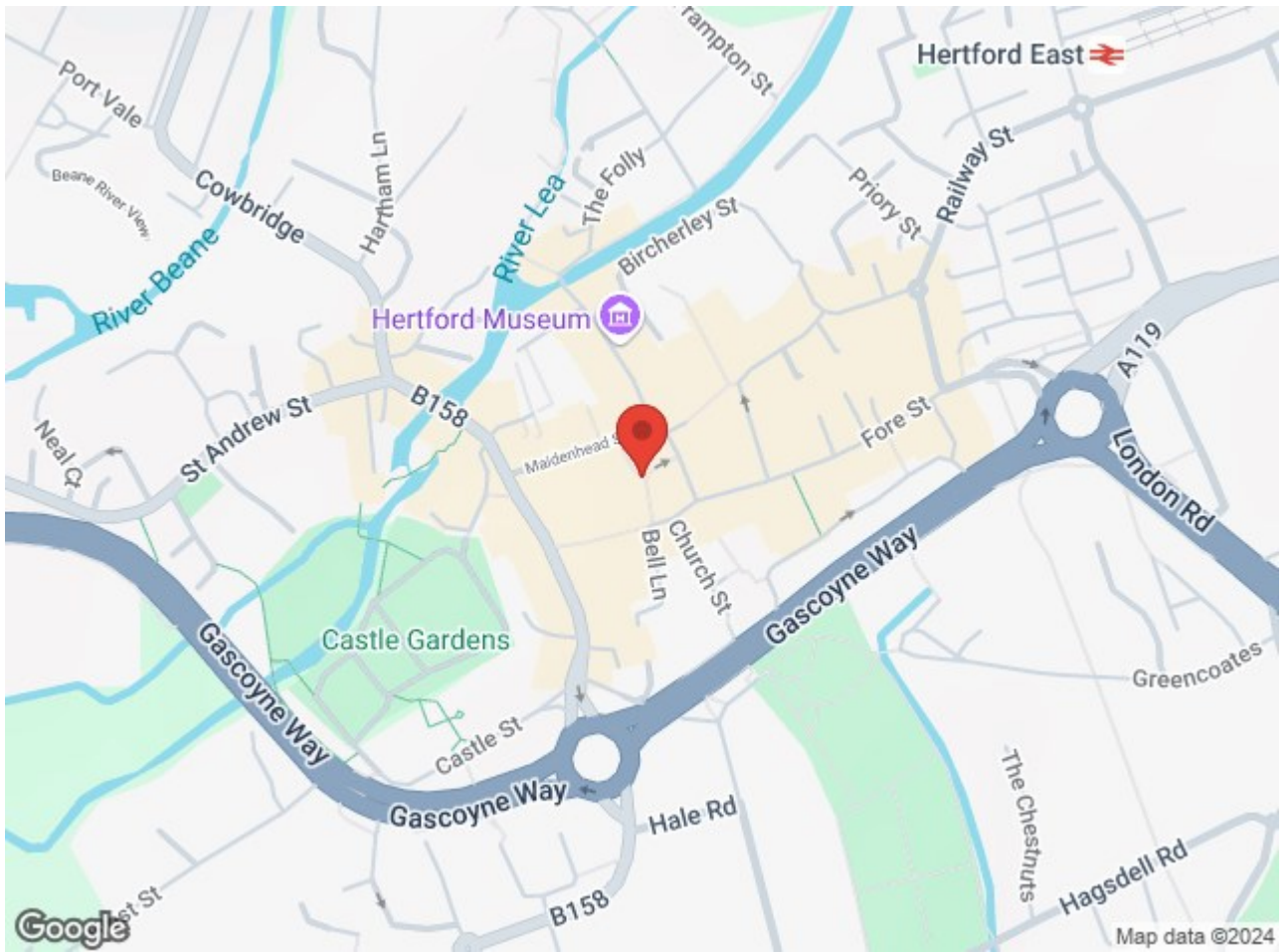
Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and rainfall shower head above, chrome heated towel rail, tiled throughout and opaque window to side.

## Tenure:

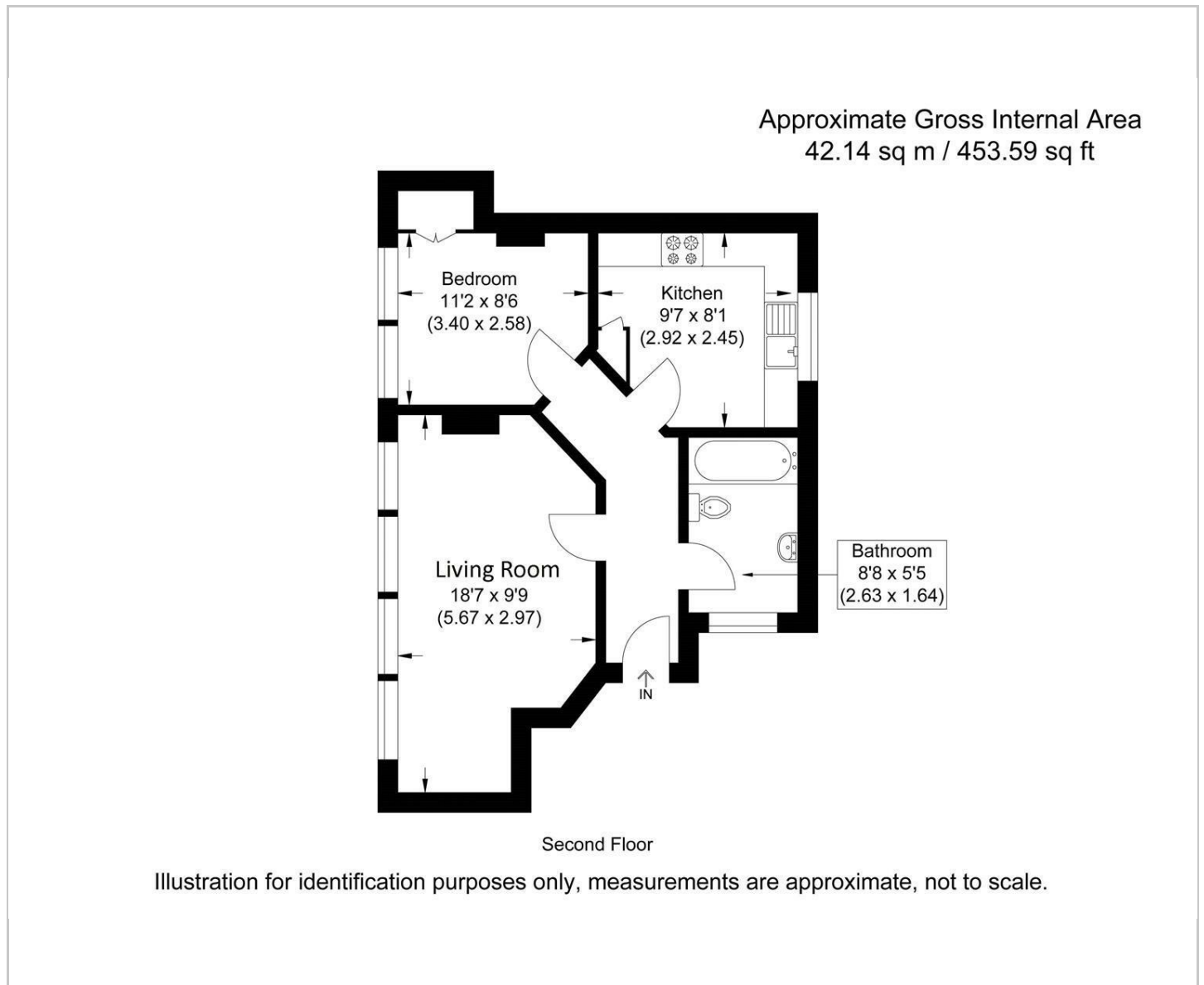
Share of Freehold - 140 years from 1 July 2005. 121 remaining.

Ground Rent - Nil

Service Charge - £660 per annum.



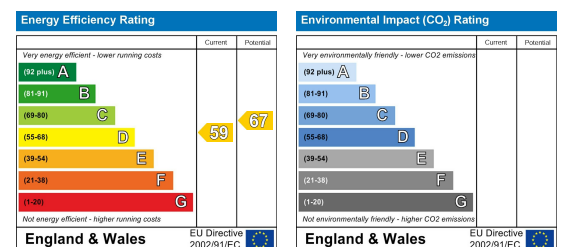
## Floor Plan



## 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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