



Wenhams, 26 Chandlers Way

Hertford, SG14 2EB

Price Guide £650,000



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Front door into:

Entrance Hall:

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

Lounge:

13'1 x 11'0 (3.99m x 3.35m)

Double glazed window to front, bespoke fitted shutters, wood flooring, log burner and radiator.

Kitchen/Dining Room:

24'7 x 11'10 (7.49m x 3.61m)

With rare African solid red wood throughout and comprising of:

Kitchen:

Fitted with a range of base and wall mounted units with contrasting worksurface incorporating sink with mixer tap, appliance space for Rangemaster cooker, fridge/freezer, dishwasher and washing machine, extractor fan, UPVC double glazed window to rear.

Dining Room:

UPVC double glazed window to rear, doors opening to rear garden, fireplace, shelving and radiator.

Playroom:

11'2 x 7'7 (3.40m x 2.31m)

UPVC double glazed window to front, laminate flooring and radiator.

WC:

Opaque UPVC double glazed window to side, tiled floor, low level WC, wall hung wash basin with mixer tap, tiled splashback, cupboard.

First Floor Landing:

Loft access and doors to:

Bedroom One:

13'1 x 11'0 (3.99m x 3.35m)

Double glazed window to front, bespoke fitted shutters, built in wardrobes, laminate flooring, radiator.

Bedroom Two:

11'11 x 11'11 (3.63m x 3.63m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom Three:

9'6 x 6'8 (2.90m x 2.03m)

Double glazed window to front, bespoke fitted shutters, laminate flooring, radiator.

Bathroom:

9'5 x 8'0 (2.87m x 2.44m)

Opaque double glazed window to side, tiled floor, part tiled walls, walk in shower with waterfall shower and handheld attachment, freestanding bath with mixer tap and handheld shower attachment, low level WC, wash hand basin, spotlights and extractor fan, chrome towel rail and radiator.

Garden:

approx 120' (approx 36.58m)

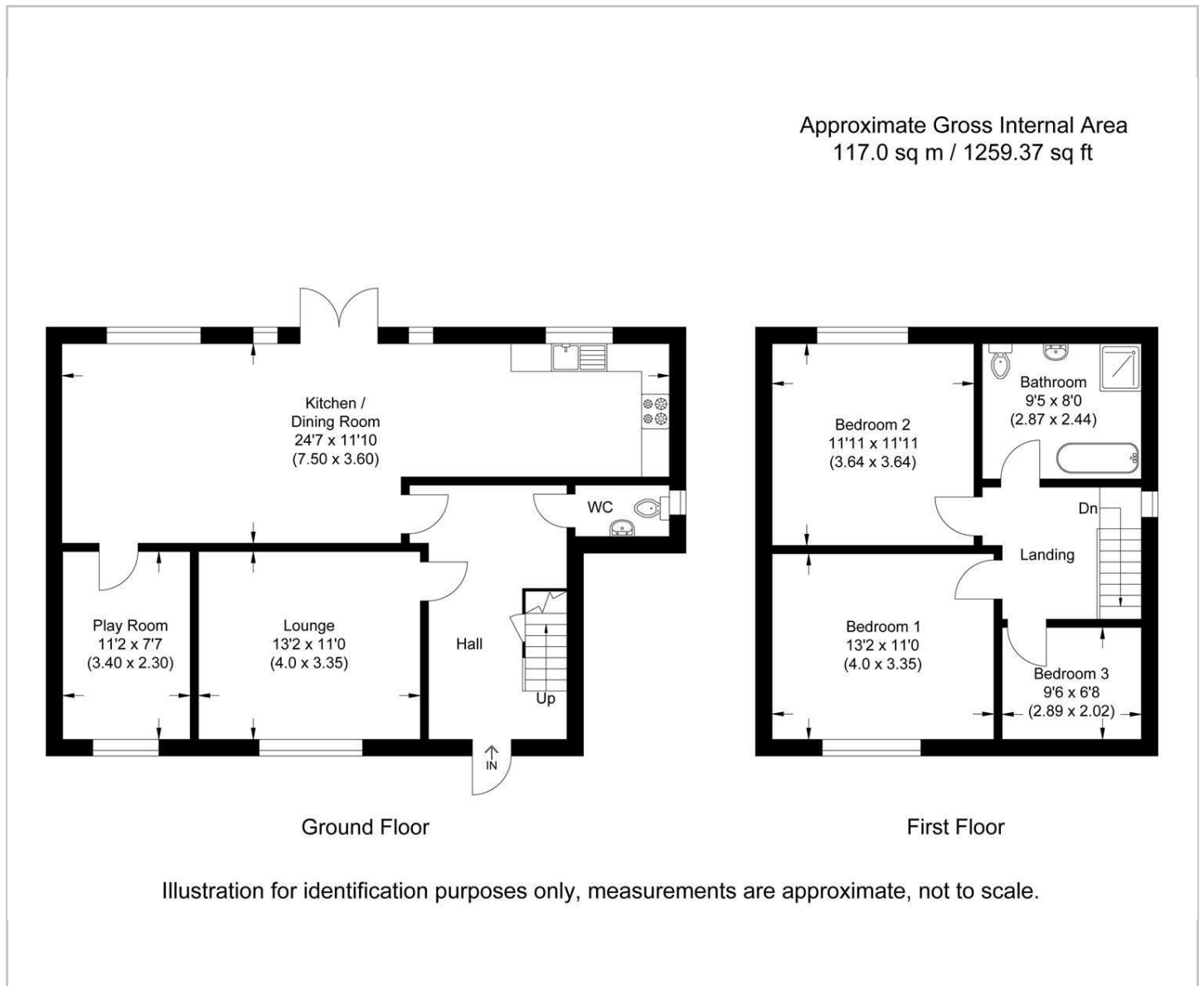
South facing garden mainly laid to lawn with paved patio seating area and enclosed by panel fencing, shed, pedestrian gated side access, outside light, tap and power.

Driveway:

Driveway providing ample off street parking for four cars.



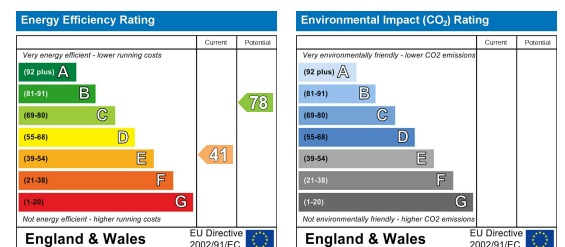
Floor Plan



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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