

shepherds

A better home  
moving experience



44 Northaw Road East

Cuffley, EN6 4LL

Price Guide £900,000



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Front door into:

## Entrance Hall:

Cupboards, radiator, UPVC double glazed window to side, stairs to first floor and doors to:

## Kitchen/Diner:

19'3 x 14'11 (5.87m x 4.55m)

Fitted with a range of base and wall mounted units with contrasting roll edge work surface incorporating one and half bowl stainless steel sink with mixer tap and drainer, appliance space for cooker, American fridge/freezer and washing machine, dual aspect UPVC double glazed windows to side and rear, radiator, door to rear garden and door to:

## Living Room:

25'3 x 17'8 (7.70m x 5.38m)

Dual aspect UPVC double glazed windows to side and rear, doors opening to garden and radiator.

## Bedroom Four:

15'10 x 10'11 (4.83m x 3.33m)

UPVC double glazed windows to front, radiator and cupboard and door to:

## Ensuite:

6'1 x 2'8 (1.85m x 0.81m)

Walk in shower.

## Bedroom Five:

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed windows to front, radiator and cupboard.

## WC:

8'7 x 3'7 (2.62m x 1.09m)

Opaque UPVC double glazed window to side, low

level WC, wash hand basin with mixer tap and radiator.

## Utility:

8'7 x 5'9 (2.62m x 1.75m)

Door to garden, wall mounted boiler and radiator.

## First Floor Landing:

Doors to:

## Bedroom One:

18'2 x 17'5 (5.54m x 5.31m)

UPVC double glazed windows to rear, skylight, eaves storage, radiator, wardrobe and door to:

## Ensuite:

7'2 x 6'8 (2.18m x 2.03m)

Opaque UPVC double glazed window to side, low level WC, panel enclosed bath with mixer tap, walk in shower, pedestal wash hand basin with mixer tap tiled, heated towel rail.

## Bedroom Two:

17'5 x 13'4 (5.31m x 4.06m)

UPVC double glazed window to front, eaves storage and skylight.

## Bedroom Three:

11'1 x 7'1 (3.38m x 2.16m)

UPVC double glazed window to side and radiator.

## Shower Room:

7'2 x 6'9 (2.18m x 2.06m)

Opaque UPVC double glazed window to side, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap cupboard, part tiled and heated towel rail.

**Garden:**

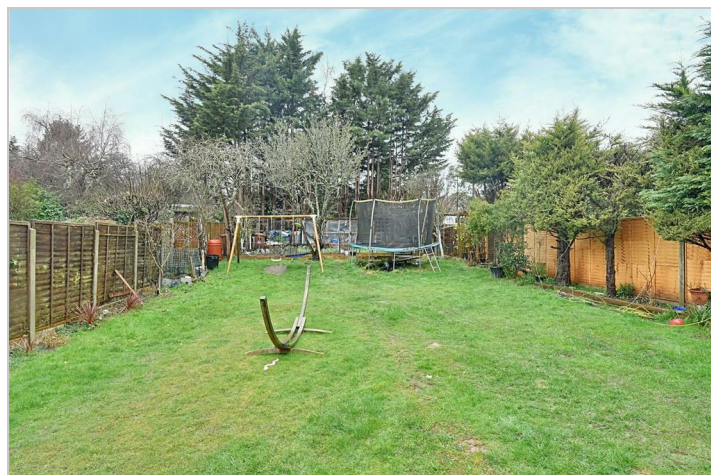
Mainly laid to lawn with paved patio seating area and enclosed by panel fencing, pedestrian gated side access, outside light and tap.

**Garage:**

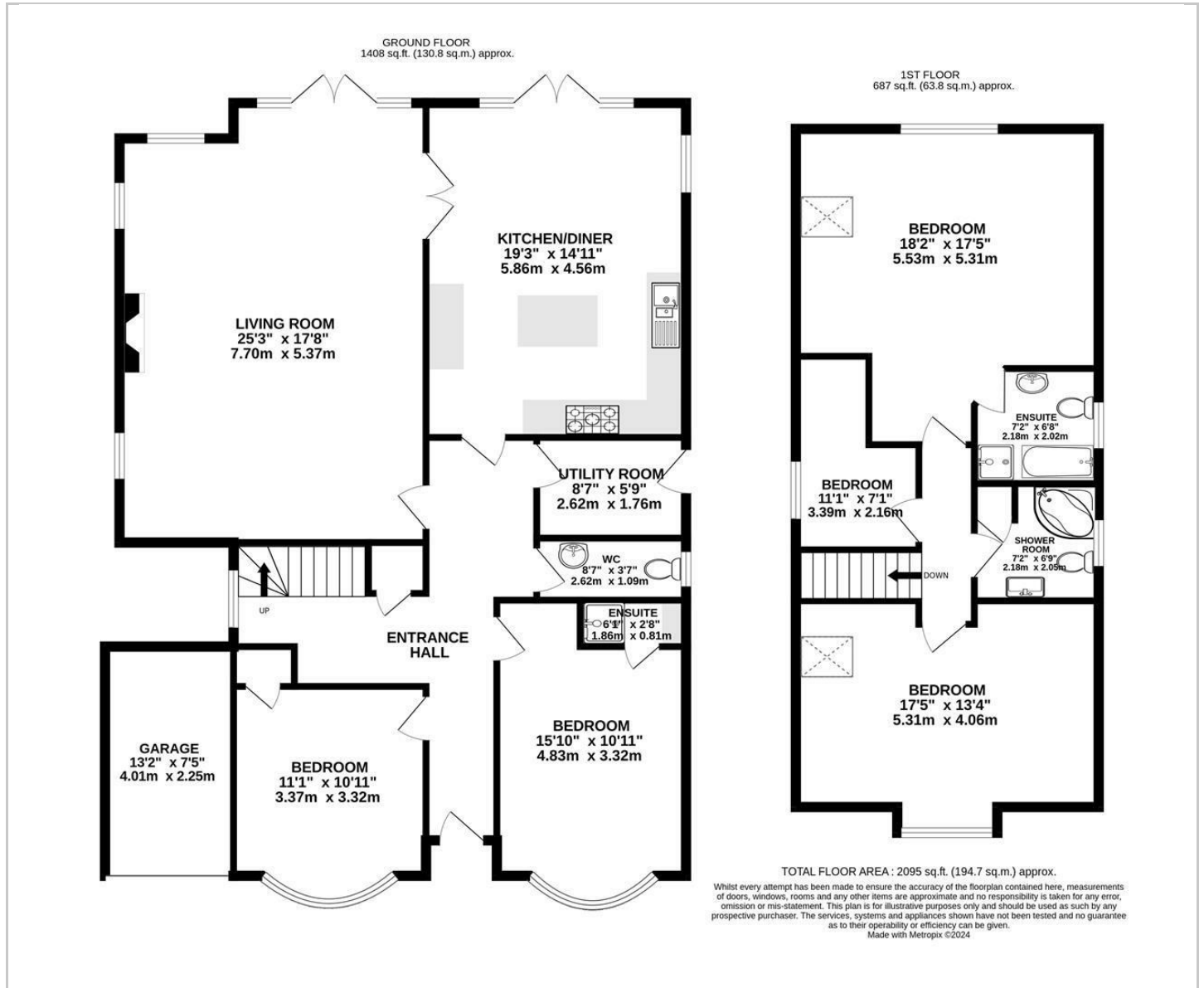
13'2 x 7'5 (4.01m x 2.26m)  
With up and over door.

**Driveway:**

Providing off street parking for multiple cars.



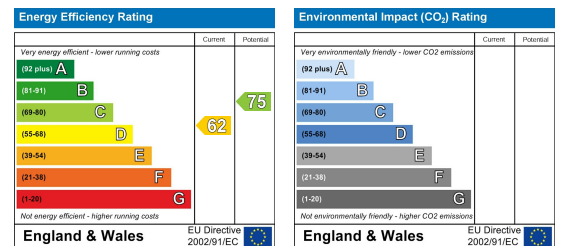
# Floor Plan



## 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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