

shepherds

A better home  
moving experience



## 82 Duncombe Road

Bengeo, SG14 3BZ

Price Guide £650,000



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Front door into:

### Entrance Hall:

Coving, radiator, stairs to first floor with built in cupboards under and doors to:

### Living Room:

14'3 x 11'5 (4.34m x 3.48m)

Sash bay window to front, radiator, coving, feature fireplace with inset gas fire and built in cupboards and shelving to recess.

### Study:

12'6 x 9'7 (3.81m x 2.92m)

Window to rear and radiator:

### Shower Room:

5'8 x 4'11 (1.73m x 1.50m)

Radiator, wall mounted wash hand basin with mixer tap, concealed cistern WC, walk in tiled shower cubicle with Mira shower.

### Dining Room:

10'6 x 10'4 (3.20m x 3.15m)

Sash window to side, radiator, feature fireplace with inset gas fire and built in cupboards to recess and doorway into:

### Kitchen:

12'10 x 10'4 (3.91m x 3.15m)

Radiator, door to outside and UPVC double glazed sliding door into conservatory, fitted with a range of base and wall units with work surfaces over incorporating one and a half down single drainer sink unit with mixer tap, extractor, skylight, appliance space for electric cooker, fridge freezer and washing machine.

### Conservatory:

9'0 x 6'11 (2.74m x 2.11m)

UPVC double glazed with French doors to garden and power point.

### First Floor Landing:

Radiator, access to loft space and doors to:

### Bedroom One:

12'6 x 9'7 (3.81m x 2.92m)

Sash window to rear, radiator and built in cupboards.

### Bedroom Two:

11'11 x 9'7 (3.63m x 2.92m)

Sash window to front, radiator and built in bedding unit with single bed plus further raised bunk bed and cupboard and drawer fittings.

### Bedroom Three/Study:

8'5 x 5'4 (2.57m x 1.63m)

Window to front and radiator.

### Shower Room:

10'6 x 10'4 (3.20m x 3.15m)

Window to rear, low level WC, pedestal wash hand basin, large walk in shower unit, radiator, built in cupboards and housing combination gas boiler.

### Rear Garden:

approx 45'11" (approx 14.0)

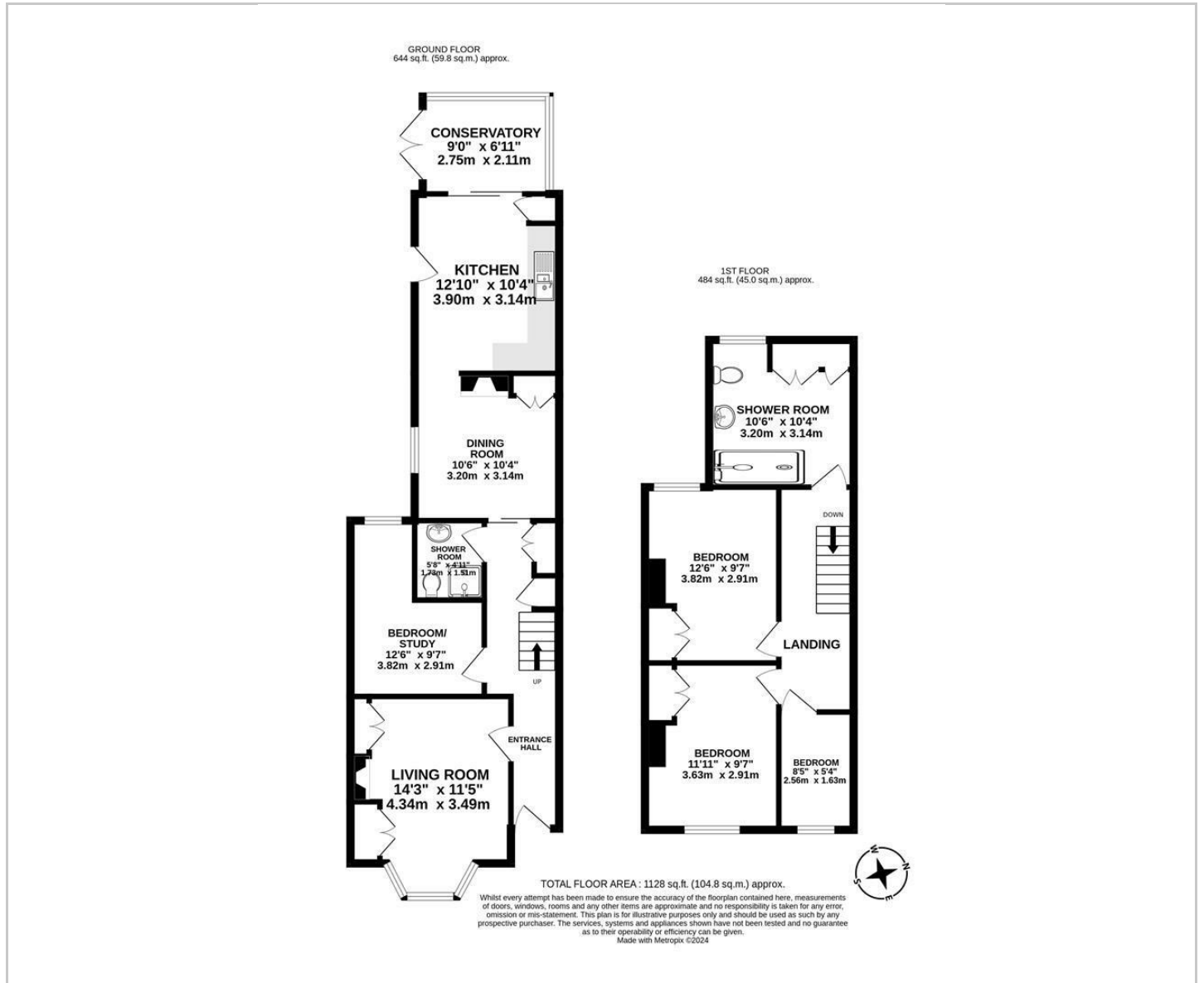
Mature sunny aspect wet facing garden to rear predominately laid to lawn, planted borders, greenhouse and pond, enclosed by panel fencing and with pedestrian gated side access.

### Front:

Driveway providing off street parking.



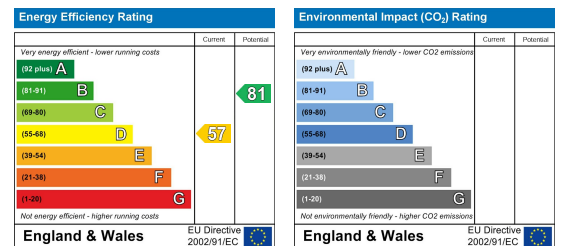
# Floor Plan



## 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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