



## 18 Well Row

Bayford, SG13 8PW

Price Guide £675,000



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Front door into:

### Entrance Hall:

Window to side, wood flooring, recessed cupboard, exposed timber beams and door to:

### Lounge/Diner

22'1 x 15'1 (6.73m x 4.60m)

Dual UPVC double glazed windows to front, wood flooring, exposed timber beams, feature inglenook fireplace, stairs to first floor, built in cupboards, doors to rear lobby, conservatory and into:

### Kitchen:

11'3 x 7'4 (3.43m x 2.24m)

Window to side, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled flooring and splash backs, appliance space for fridge and washing machine with plumbing provided, built in electric stainless steel oven with separate ceramic hob and extractor hood over and door to:

### Garden Room:

13'5 x 10'1 (4.09m x 3.07m)

Door to side, wood flooring and French doors into rear garden.

### Rear Lobby:

UPVC double glazed window to side and opening into:

### Bath & Shower Room:

Opaque UPVC double glazed window to rear, tiled flooring and extensively tiled walls, low level WC, vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and

shower attachment, separate corner shower cubicle with rainfall shower head and separate hand shower, extractor and chrome heated towel rail.

### First Floor Landing:

Access to loft space and doors to:

### Bedroom One:

15'1 x 13' (4.60m x 3.96m)

Dual aspect UPVC double glazed windows to side and front with far reaching views over open fields, recessed double wardrobe, recessed cupboard and wood flooring.

### Bedroom Two:

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

UPVC double glazed window to rear with far reaching views, wood flooring and built in wardrobes.

### Rear Garden:

approx 241'1" x 60'8" (approx 73.5 x 18.5)

A stunning feature is the delightful west facing gardens to rear in excess of 240' which are predominately laid to lawn with panoramic views beyond over open fields, a central paved patio seating area, outside store cupboard, pedestrian side gated access to front and personal door to:

### Detached Garage:

24' x 10'5 (7.32m x 3.18m)

With pitched roof and electric up and over door, lighting and water connected.

### Front:

Driveway providing off street parking for multiple cars and access to garage.

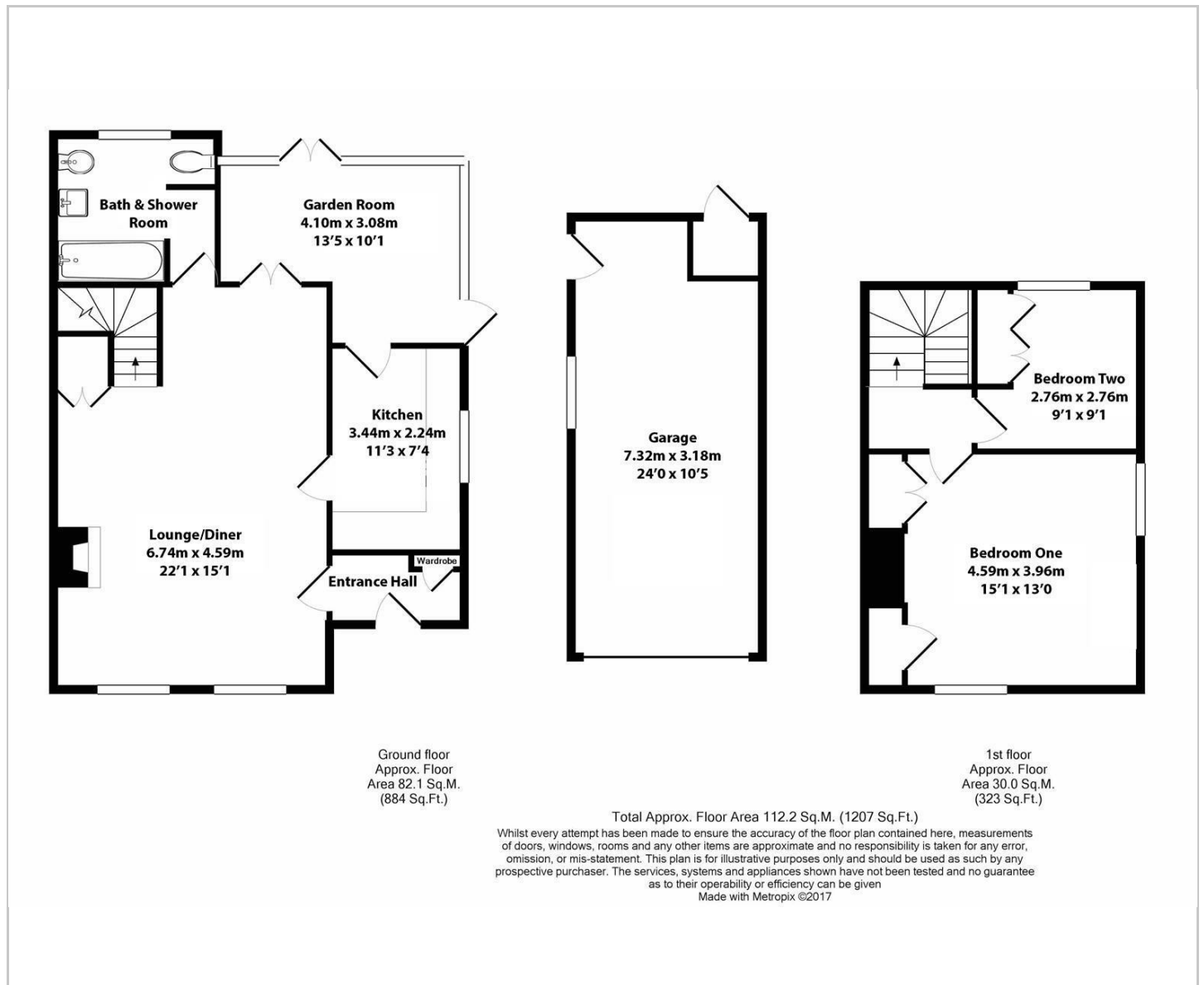
### Agents Note:

The vendor has planning permission approved for a two storey extension to convert the house into a three bedroom, two bathroom property via the planning reference 3/22/1199/HH on the East Herts Planning Portal website. Plans are also available upon request directly from Shepherds.

The vendor also has planning permission for the erection of two outbuildings for the use of an office and gym/shower. via the planning reference 3/23/1218/CLPO on the East Herts Planning Portal website. Plans are also available directly from Shepherds.



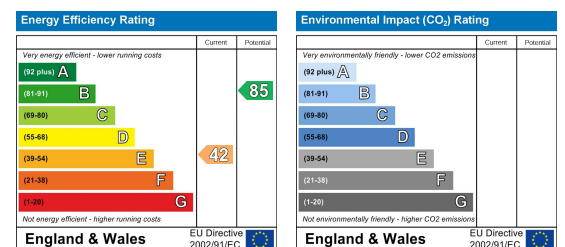
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.