

shepherds

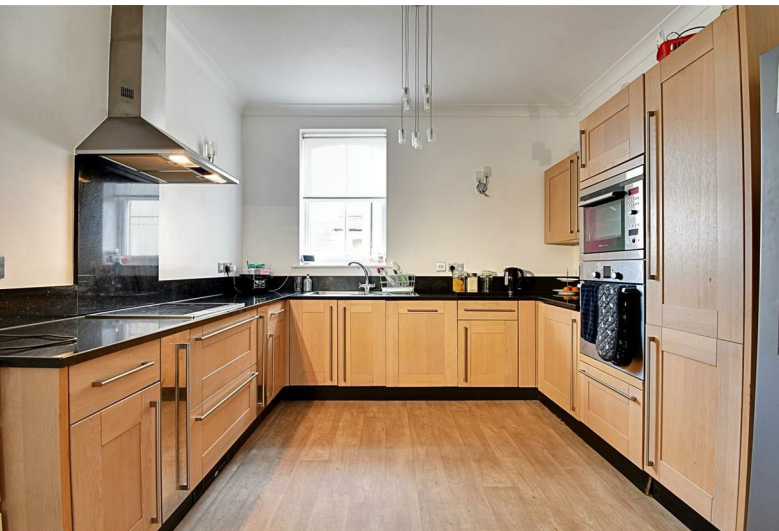
A better home
moving experience



13 Courtyard Mews

Chapmore End, SG12 0PW

Price Guide £425,000



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Front door into:

Entrance Hall:

Stairs to first floor, double doors into living room, archway through to kitchen/diner and door to:

Cloakroom:

8'2 x 3'1 (2.49m x 0.94m)

Sash window to front, heated towel rail, low level WC, wall mounted wash hand basin with mixer tap and tiled splash back.

Kitchen/Diner:

19'7 x 9'10 (5.97m x 3.00m)

Dual aspect sash windows to front and rear, storage cupboard, coving, electric storage heater, fitted with a range of base and wall units with contrasting granite work surface over incorporating stainless steel sink unit with mixer tap, built in stainless steel oven with microwave oven above and separate electric hob and extractor hood, appliance space for American style fridge freezer and tumble dryer, integrated dishwasher and washing machine.

Living Room:

14'5 x 13'6 (4.39m x 4.11m)

Dual sash windows to rear, electric panel heater, coving and under stairs cupboard.

First Floor Landing:

Sash window to front, coving, recessed spot lights, electric storage heater, access to loft space, airing cupboard and doors to:

Bedroom One:

13'6 x 8'5 (4.11m x 2.57m)

Sash window to rear, coving, electric panel heater, two twin built in wardrobes and door to:

En-Suite Shower Room:

6'9 x 6'1 (2.06m x 1.85m)

Opaque sash window to front, extractor, fully tiled walls and flooring, low level WC, vanity wash hand basin with drawer unit under, fully tiled shower cubicle and electric heater.

Bedroom Two:

13'6 x 7'10 (4.11m x 2.39m)

Sash window to rear, coving and electric storage heater.

Bedroom Three:

10'8 x 8'0 (3.25m x 2.44m)

Sash window to rear and coving.

Bathroom:

6'7 x 6'1 (2.01m x 1.85m)

Sash window to front, fully tiled room with low level WC, pedestal wash hand basin with mixer tap, chrome towel rad, panel enclosed bath with digital shower and glass screen, recessed spot lights, extractor and under floor heating.

Allocated Parking:

Two allocated parking spaces plus additional casual visitors spaces available.

Communal Grounds:

Enjoying a delightful two acres of attractive communal grounds with barbecue area, summerhouse and magical sunken dell.

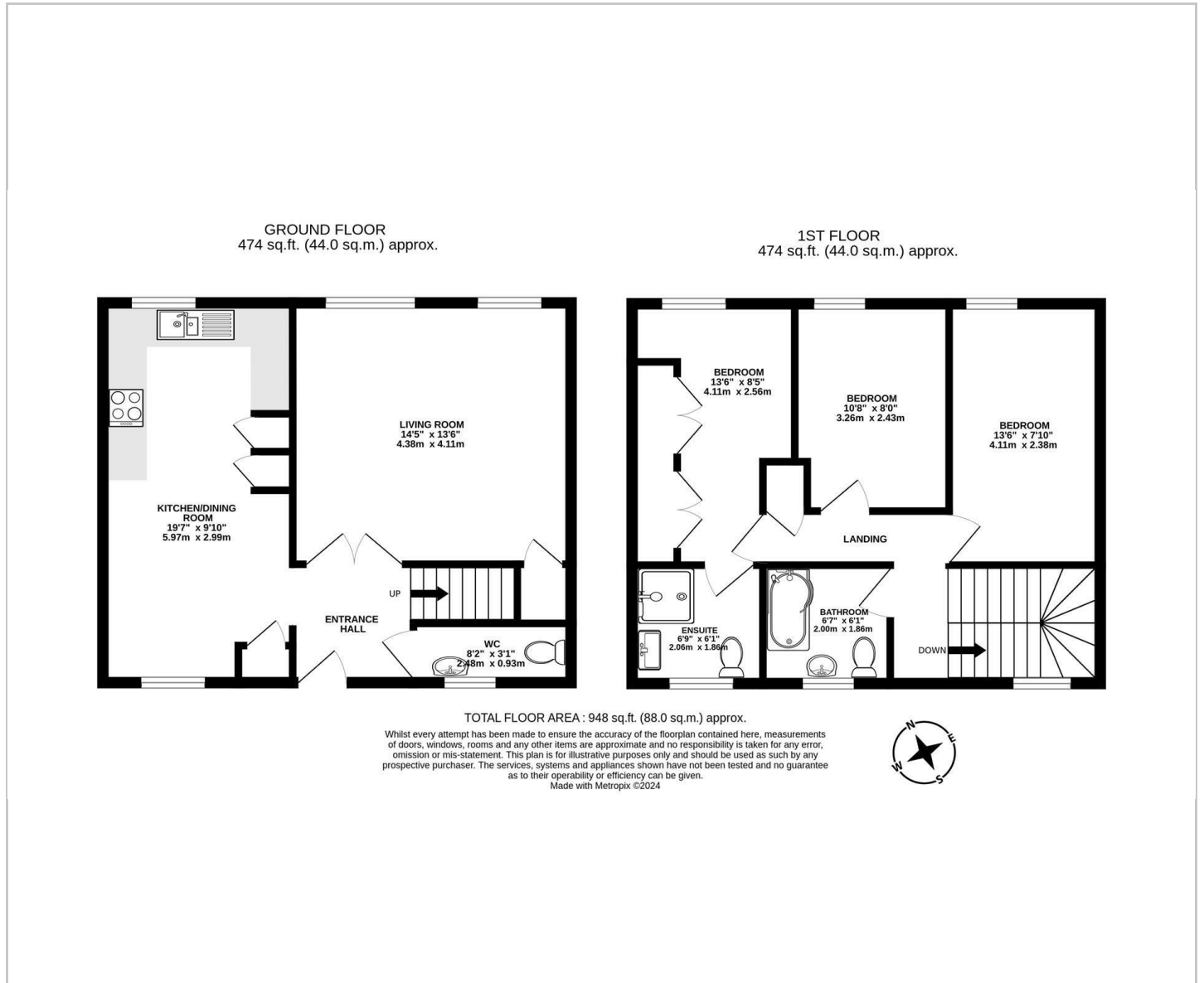
Agents Note:

Freehold

Service Charge: £1800 per annum



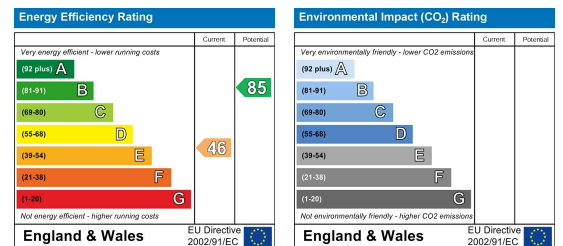
Floor Plan



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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