

shepherds

A better home  
moving experience



## 4 Hillside Terrace

Hertford, SG13 8DA

Price Guide £700,000



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Front door into:

## Entrance Hall:

Radiator, doors to:

## Kitchen:

11'6 x 10'6 (3.51m x 3.20m)

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, built in ovens, four ring gas hob with extractor fan over, appliance space for fridge/freezer and dishwasher and UPVC double glazed windows to front.

## Dining Room:

9'11 x 9'9 (3.02m x 2.97m)

UPVC double glazed window to front radiator, fireplace.

## Cloakroom:

Low level WC, wash hand basin with mixer tap, walk in shower, radiator, cupboard and opaque double glazed window to side.

## Sitting Room:

13'10 x 11'5 (4.22m x 3.48m)

Dual aspect UPVC double glazed window to rear, radiator and coving.

## Bedroom:

13'11 x 9'9 (4.24m x 2.97m)

UPVC double glazed window to rear and radiator.

## Lower Ground Floor:

## Utility Room:

Fitted with a range of base and wall units with

contrasting roll edge worksurface incorporating stainless steel sink with mixer tap and drainer, appliance space for washing machine and dryer, doors to:

## Cloakroom:

Low level WC, wash hand basin with mixer tap, radiator and opaque UPVC double glazed window to side.

## Lounge:

23'11 x 13'10 (7.29m x 4.22m)

UPVC double glazed window to rear and opaque UPVC double glazed window to side, two radiators and fireplace.

## Conservatory:

17'8 x 8'6 (5.38m x 2.59m)

Brick built with UPVC double glazed windows around and doors to rear garden.

## First Floor Landing:

## Bedroom:

20'3 x 11'7 (6.17m x 3.53m)

Dual aspect UPVC double glazed window to rear, coving, double radiator, eaves storage and doors to:

## En-Suite Shower Room:

Low level WC, pedestal wash hand basin with mixer tap, walk in shower, tiled throughout, chrome heated towel rail.

## Bedroom:

16'10 x 6'11 (5.13m x 2.11m)

UPVC double glazed window to front, radiator.

**Bedroom:**

12'10 x 6'8 (3.91m x 2.03m)

UPVC double glazed window to front, radiator, eaves storage.

**Bathroom:**

Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower head above, opaque UPVC double glazed window to front and radiator.

**Rear Garden:**

approx 61'4" (approx 18.7m)

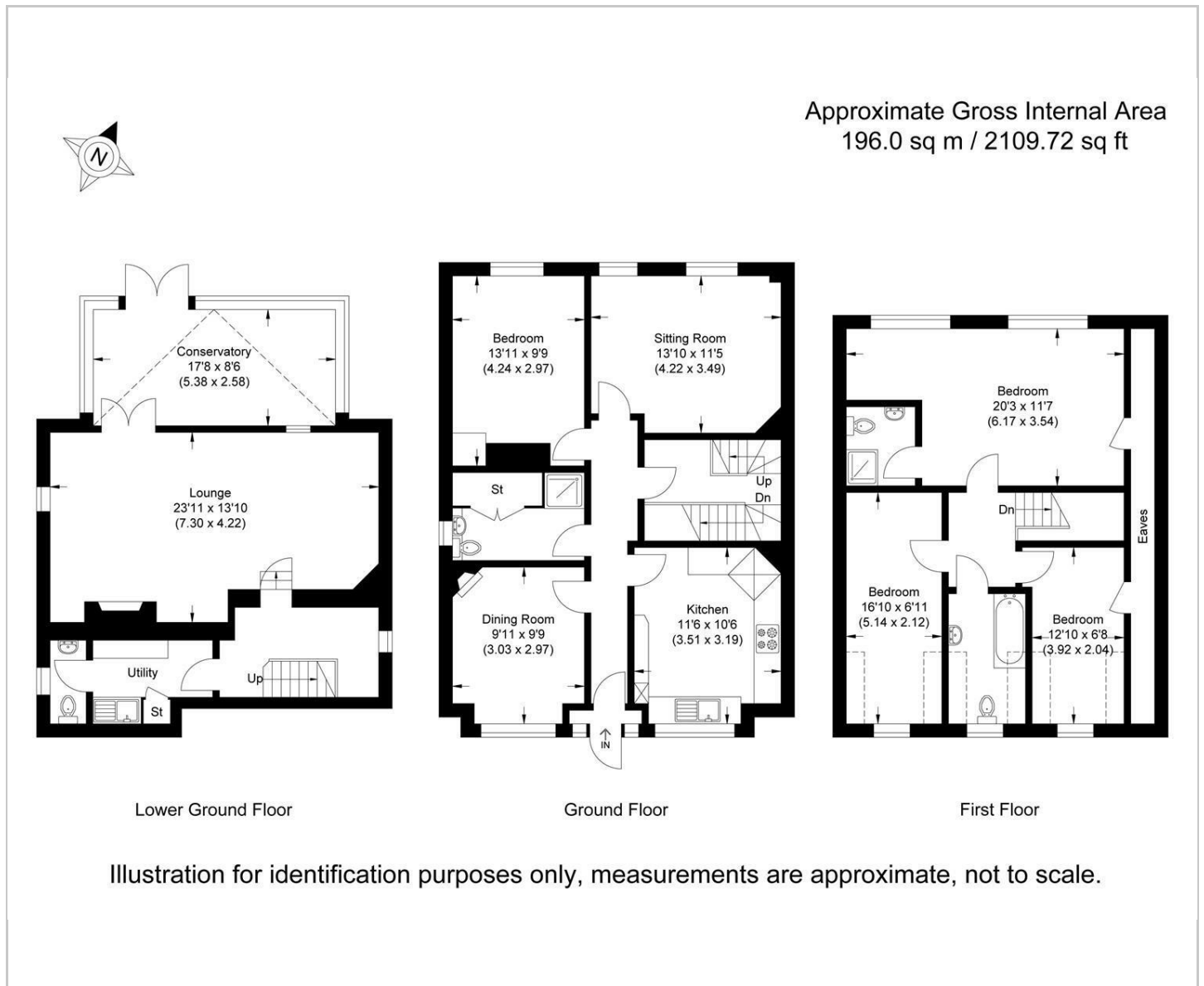
Raised patio area with stairs down to lawn and enclosed by panel fencing and mature planter borders, two sheds, outside light and tap, pedestrian gated side access.

**Off Road Parking:**

Off road parking to front.



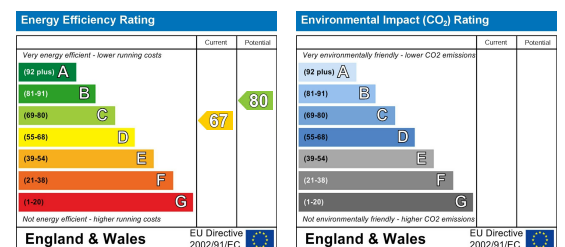
## Floor Plan



## 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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