



72 Millmead Way

Hertford, SG14 3YH

Price Guide £585,000



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Front door into:

Entrance Hall:

Tiled flooring, radiator, stairs to first floor with cupboard under, coving and doors to:

Cloakroom:

6'5 x 2'10 (1.96m x 0.86m)

Extractor, radiator, tiled flooring, low level WC and wash hand basin with tiled splash back.

Kitchen:

13'3 x 9'0 (4.04m x 2.74m)

Storage cupboard under stairs, UPVC double glazed windows to rear and door to garden, fitted with a range of base and wall units with contrasting roll edge work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled splash backs, tiled flooring, appliance spaces for fridge freezer, dishwasher, washing machine, built in electric double oven with separate gas hob and filter hood and door to:

Dining Room:

10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed bay window to side and fully opening French doors to rear garden, radiator, coving and double doorway through to:

Living Room:

15'6 x 10'8 (4.72m x 3.25m)

UPVC double glazed bay window to front and window to side, two radiators and coving.

First Floor Landing:

Access to loft space, airing cupboard housing combination gas boiler and doors to:

Bedroom One:

12'1 x 10'8 (3.68m x 3.25m)

Dual aspect UPVC double glazed windows to side and rear, radiator, built in wardrobes and door to:

En-Suite Shower Room:

8'0 x 5'10 (2.44m x 1.78m)

Opaque UPVC double glazed window to rear, radiator, low level WC, pedestal wash hand basin with mixer tap and tiled splash back, tiled flooring and fully tiled shower cubicle.

Bedroom Two:

10'8 x 10'3 (3.25m x 3.12m)

Dual aspect UPVC double glazed windows to front and side, radiator and built in double wardrobe.

Bedroom Three:

7'7 x 7'5 (2.31m x 2.26m)

UPVC double glazed window to front and radiator.

Bathroom:

7'7 x 7'5 (2.31m x 2.26m)

Extractor, tiled flooring, radiator, low level WC, pedestal wash hand basin with mixer tap and tiled splash back, panel enclosed bath with mixer tap and wall mounted shower attachment and shaver point.

Rear Garden:

approx 33'5" (approx 10.2)

Southerly aspect garden to rear predominately laid to lawn with timber decked patio seating area, timber shed and enclosed by panel fencing with pedestrian gated side access to front. Outside tap.

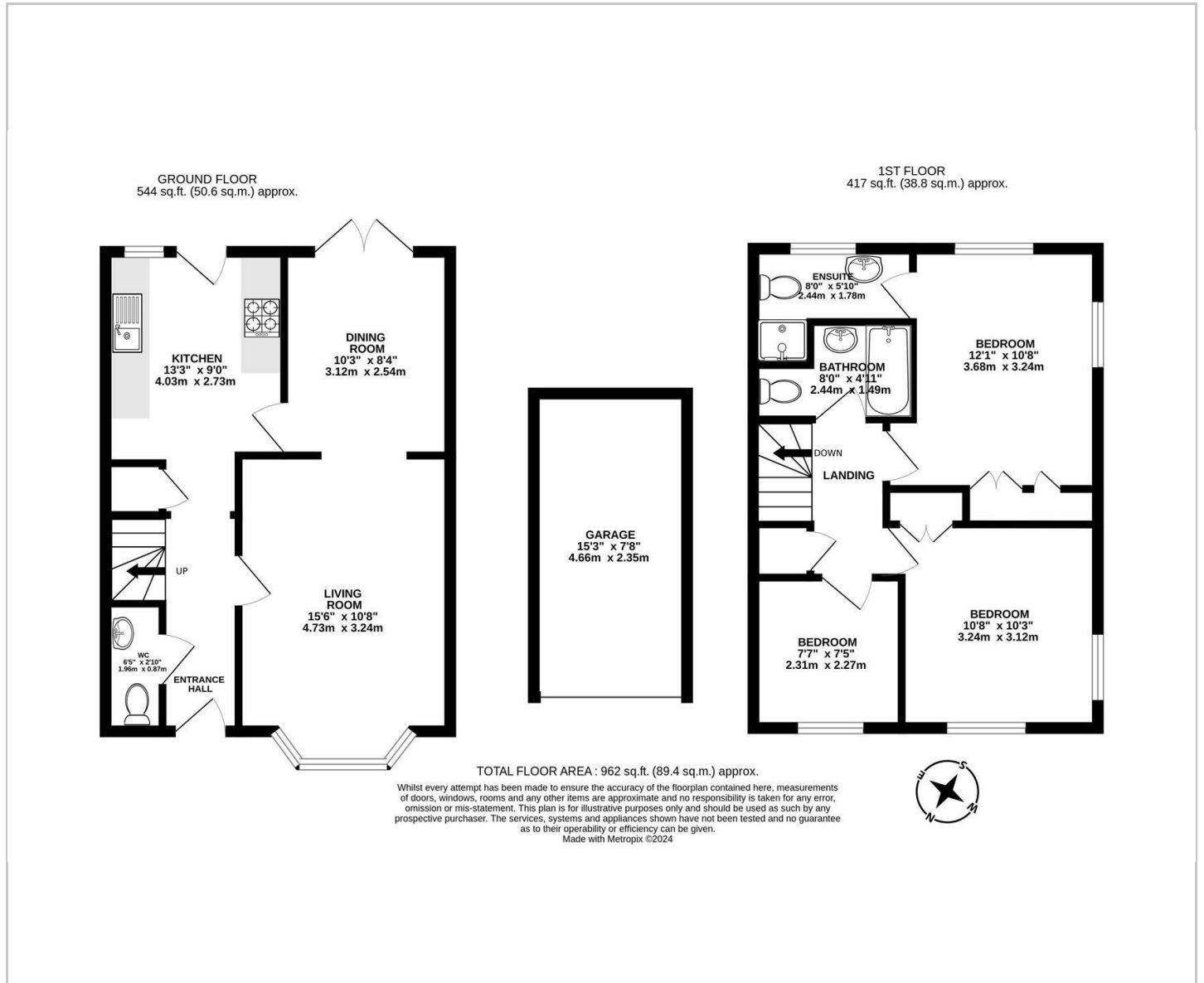
Garage:

15'3 x 7'8 (4.65m x 2.34m)

A single garage arranged close by to the front of the property with pitched tiled roof. Power and lighting connected with up and over door to front. The property further benefits from an additional allocated parking space.



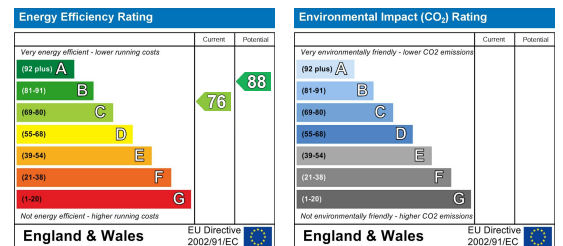
Floor Plan



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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