

shepherds

A better home  
moving experience



50 Queens Road

Hertford, SG13 8BB

Price Guide £1,195,000



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Front door into:

### Porch:

Windows to rear and side, radiator and door to:

### Entrance Hall:

Radiator, stairs to first floor and doors to:

### Living Room:

24'11 x 14'0 (7.59m x 4.27m)

Dual aspect to side, two radiators and fireplace.

### Family Room:

19'0 x 12'8 (5.79m x 3.86m)

Window to rear and side, doors opening rear garden and side, underfloor heating and opening to:

### WC:

6'4 x 3'1 (1.93m x 0.94m)

Low level WC, wash hand basin with mixer tap, airing cupboard housing hot water tank and radiator.

### Cellar:

22'8 x 6'0 (6.91m x 1.83m)

Fully tanked with light and power, cupboards, radiator and appliance space for fridge/freezer, wall mounted boiler and window to side.

### Kitchen:

14'11 x 12'3 (4.55m x 3.73m)

Fitted with a range of base and wall mounted units with contrasting work surface incorporating single bowl butler sink with mixer tap, built in fridge, freezer and dishwasher, appliance space for cooker and extractor hood over, aspect to side and rear, plinth mounted electric heater.

### Utility Area:

With power and plumbing for a washing machine.

### First Floor Landing:

Fully boarded loft access and doors to:

### Bedroom One:

13'3 x 12'8 (4.04m x 3.86m)

Window to side, French doors to Juliette style balcony to rear, radiator, vaulted ceilings, ceiling fan with light and door to:

### Ensuite:

8'6 x 4'6 (2.59m x 1.37m)

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, tiled throughout, towel rail, underfloor heating and window to side.

### Bedroom Two:

12'3 x 9'2 (3.73m x 2.79m)

French doors to Juliette style balcony to rear, radiator, ceiling fan with light and door to:

### Ensuite:

8'4 x 4'2 (2.54m x 1.27m)

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

### Bedroom Three:

12'8 x 12'6 (3.86m x 3.81m)

Window to side, radiator and fireplace.

### Bedroom Four:

12'8 x 9'3 (3.86m x 2.82m)

Window to side, fireplace and radiator.

### Bedroom Five:

8'11 x 8'4 (2.72m x 2.54m)

Window to side and radiator.

**Bathroom:**

12'3 x 6'10 (3.73m x 2.08m)

Wash hand basin with mixer tap and low level cupboard, low level WC, freestanding cast iron roll top bath with mixer tap, walk in shower with mixer tap, towel rail, tiled, radiator and window to side.

**Garden:**

approx 85'3" x 42'7" (approx 26.0m x 13.0m)

West facing garden with paved patio seating area and steps leading to lawned area and further patio

area to the rear, enclosed by panel fencing and mature plant borders, outside light, tap and power, pedestrian gated side access.

**Garage:**

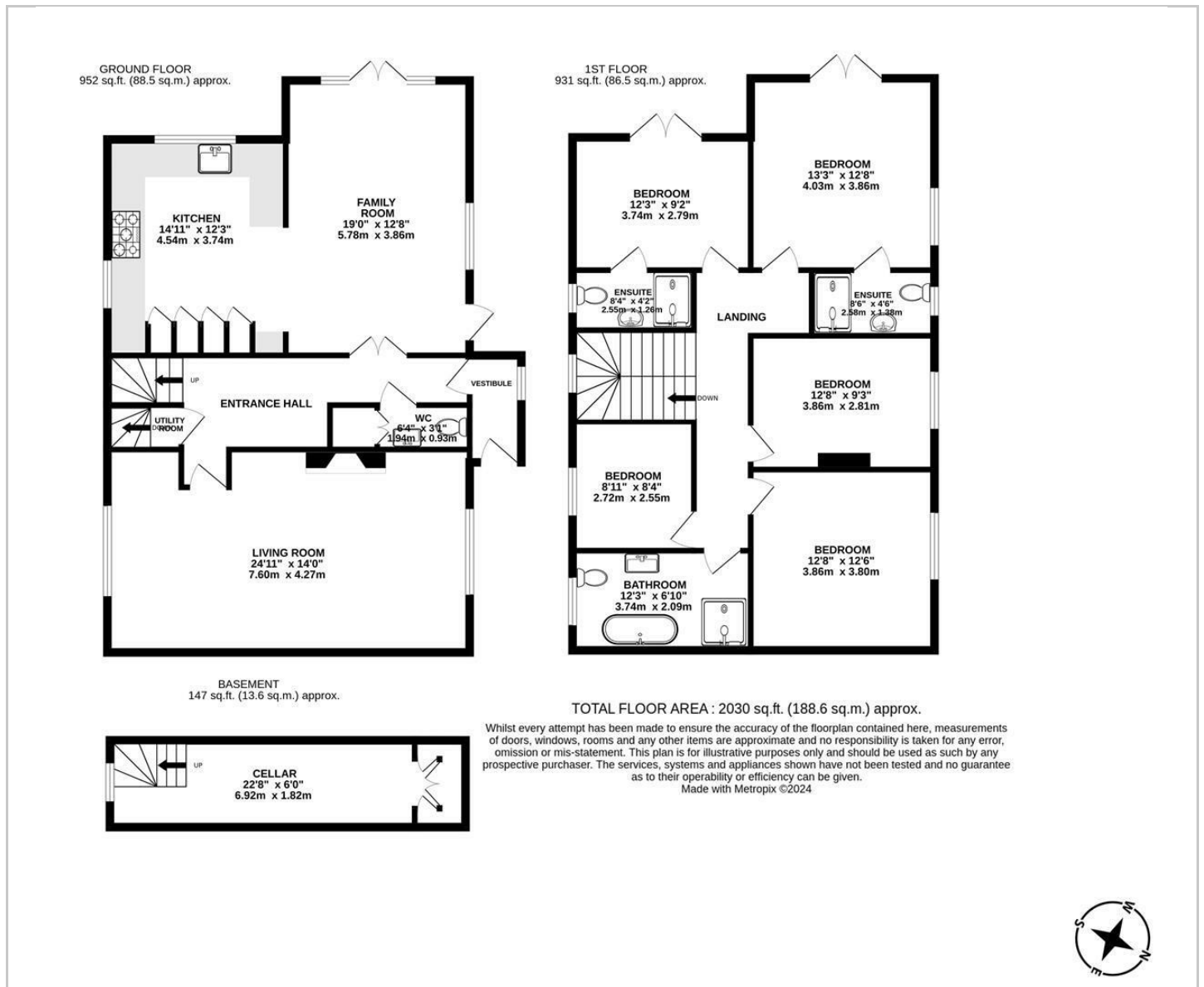
Barn style doors with power and light.

**Driveway:**

Parking for two cars.



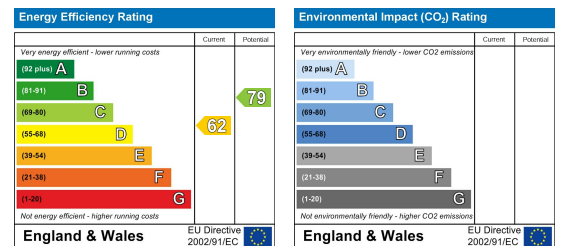
# Floor Plan



## 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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