

shepherds

A better home  
moving experience



## 3 Honeysuckle Close

Hertford, SG13 7TQ

Price Guide £675,000



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Front door into:

#### Entrance Hall:

Radiator, cupboard, coving, stairs to first floor and doors to:

#### Dining Room:

11'6 x 8'8 (3.51m x 2.64m)

UPVC double glazed window to front, radiator and coving.

#### Kitchen:

17'1 x 8'8 (5.21m x 2.64m)

Fitted with a range of base and wall mounted units with contrasting granite work surface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven, fridge, freezer, dishwasher and washing machine, separate four ring gas hob and extractor fan over, table, radiator, UPVC double glazed window to rear and door to garden.

#### Living Room:

15'0 x 14'4 (4.57m x 4.37m)

UPVC double glazed window to rear, fireplace, coving and radiator.

#### WC:

5'3 x 3'0 (1.60m x 0.91m)

Low level WC, wash hand basin with mixer tap and radiator.

#### First Floor Landing:

Airing cupboard, access to loft and doors to:

#### Bedroom One:

14'6 x 11'3 (4.42m x 3.43m)

Triple aspect UPVC double glazed windows to front, radiator, fitted wardrobes and door to:

#### Ensuite:

9'2 x 5'6 (2.79m x 1.68m)

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

#### Bedroom Two:

14'10 x 8'3 (4.52m x 2.51m)

UPVC double glazed window to rear, radiator and double fitted wardrobe.

#### Bedroom Three:

9'11 x 8'6 (3.02m x 2.59m)

UPVC double glazed window to rear, radiator and double fitted wardrobes.

#### Bedroom Four:

9'11 x 6'10 (3.02m x 2.08m)

UPVC double glazed window to rear and radiator.

#### Bathroom:

9'4 x 6'2 (2.84m x 1.88m)

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

#### Garden:

approx: 58'4" x 32'9" (approx: 17.8m x 10')

West facing garden with paved patio seating area leading to lawn area and enclosed by panel fencing and mature plant borders, shed, outside light and tap, pedestrian gated side access.

#### Garage:

9'2 x 5'6 (2.79m x 1.68m)

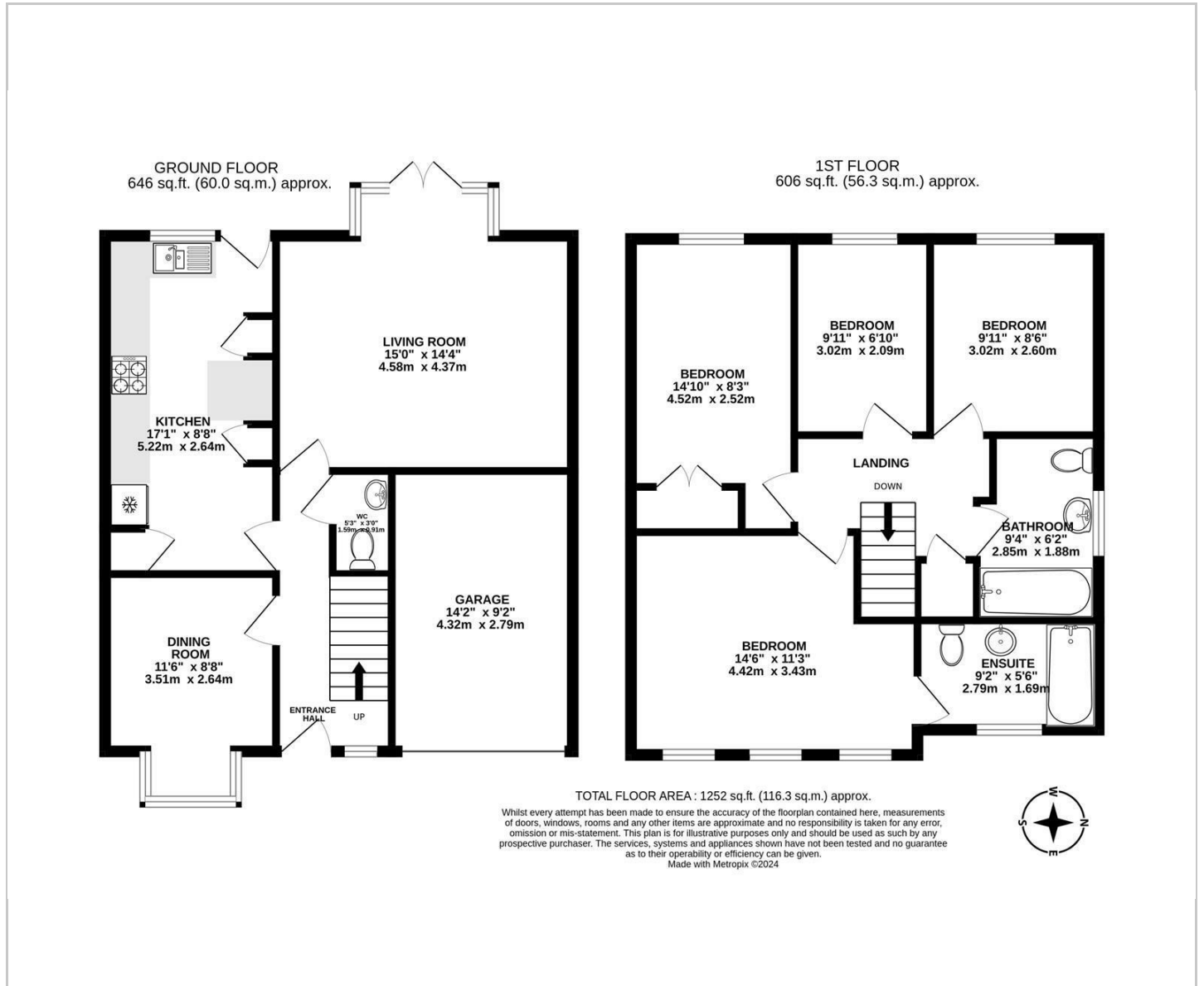
With up and over door, power, light and wall mounted boiler.

#### Front:

Driveway providing parking for two cars.



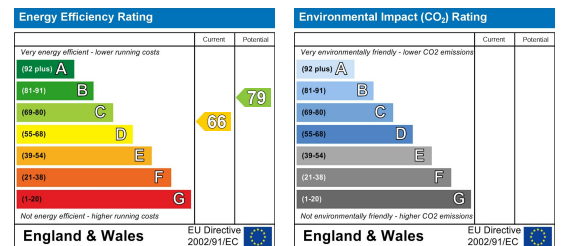
# Floor Plan



## 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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