



28 Birdie Way

Hertford, SG13 7SY

Price Guide £375,000



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Outside storage cupboard and front door into:

Entrance Hall:

Wooden flooring, radiator, stairs to first floor with cupboard under, two storage cupboards and doors to:

Cloakroom:

Opaque UPVC double glazed window to front, low level WC, heated towel rail, vanity wash hand basin with mixer tap and cupboard under and tiled walls to half height.

Living Room:

17'7 x 10'2 (5.36m x 3.10m)
UPVC double glazed window to front and sliding patio door to rear garden, wood flooring, dado rail and radiator.

Kitchen/Diner:

17'4 x 11'9 (5.28m x 3.58m)
Dual UPVC double glazed windows to rear and door to garden, radiator, tiled flooring, fitted with a range of base and wall units with contrasting work surface over incorporating single sink unit with mixer tap, appliance space for dishwasher, washing machine, tumble dryer and American style fridge freezer, built in oven and separate microwave, ceramic hob and stainless steel hood, breakfast bar,

First Floor Landing:

UPVC double glazed window to front, airing cupboard housing hot water cylinder, wood flooring, radiator, dado rail and doors to:

Bedroom One:

14'11 x 9'3 (4.55m x 2.82m)
UPVC double glazed window to rear and radiator.

Bedroom Two:

11'9 x 11'4 (3.58m x 3.45m)
UPVC double glazed window to rear and radiator.

Bedroom Three:

11'9 x 6'11 (3.58m x 2.11m)
UPVC double glazed window to rear and radiator.

Shower Room:

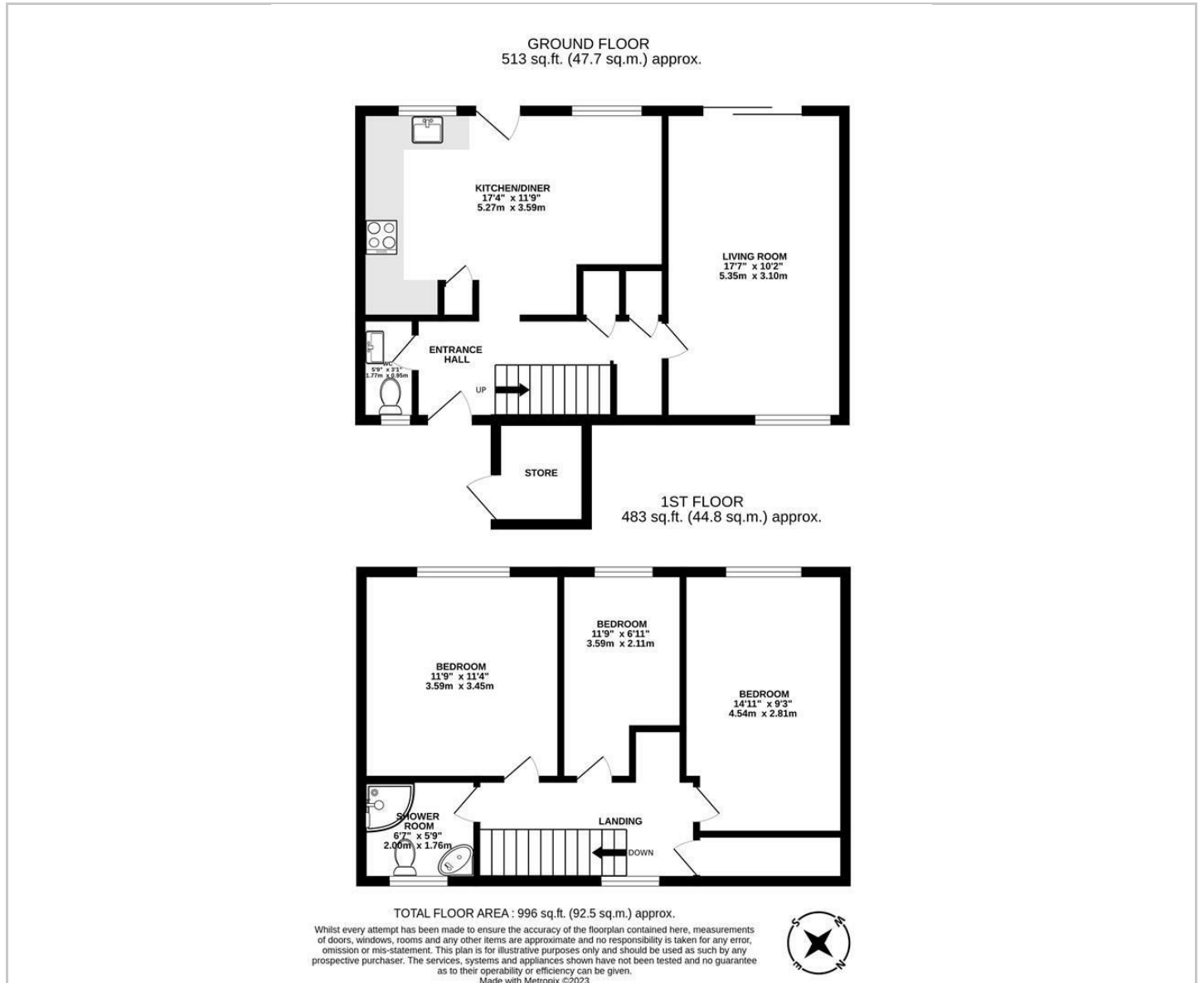
6'7 x 5'9 (2.01m x 1.75m)
Opaque UPVC double glazed window to front, recessed spot lights, fully tiled room with a white three piece suite comprising low level WC, corner vanity wash hand basin with mixer tap and cupboard under, corner shower cubicle with mixer shower, heated towel rail.

Rear Garden:

approx 44'3" (approx 13.5)
A superb feature is the spacious and attractively landscaped sunny aspect south facing garden to rear. With multiple areas to include a large timber decked patio, artificial lawn, raised timber planters and further paved patio and additional seating area to rear. With large storage shed and further timber summer house and bar for entertaining. Enclosed by panel fencing with pedestrian gated rear access.



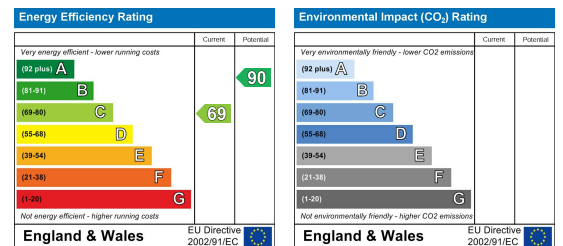
Floor Plan



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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