

shepherds

A better home  
moving experience



## 2 Wilton Crescent

Hertford, SG13 8JR

Price Guide £925,000





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Front door into:

### Entrance Hall:

UPVC double glazed window to side, wood effect porcelain tiled flooring, radiator, coving, access to loft space, airing cupboard housing hot water cylinder and doors to:

### Bedroom Two:

14'8 x 8'1 (4.47m x 2.46m)

UPVC double glazed window to front, coving, radiator and door to:

### En-Suite Shower Room:

5'4 x 4'9 (1.63m x 1.45m)

Extractor, radiator, shaver point, pedestal wash hand basin with mixer tap, low level WC and corner shower cubicle.

### Bedroom One:

17'8 x 10'10 (5.38m x 3.30m)

UPVC double glazed window to front, radiator, built in wardrobes, coving and door to:

### En-Suite Shower Room:

9'4 x 4'9 (2.84m x 1.45m)

Opaque UPVC double glazed window to front, recessed spot lights, extractor, shaver point, chrome heated towel rail, low level WC, pedestal wash hand basin with mixer tap and large fully tiled walk in shower.

### Utility Room:

8'9 x 6'8 (2.67m x 2.03m)

UPVC double glazed window to side, wood effect porcelain tiled flooring, wall mounted gas boiler, recessed spot lights, integrated freezer and storage cupboards, granite work surface with appliance space under for washing machine and tumble dryer.

### Kitchen:

16'4 x 9'2 (4.98m x 2.79m)

UPVC double glazed window to side, wood effect porcelain tiled flooring, recessed spot lights, fitted with an extensive range of base and wall units with contrasting granite work surfaces over incorporating butler style sink unit with mixer tap, appliance space for range style oven with extractor over, built in wine chiller, integrated fridge and dishwasher and opening to:

### Family Room:

16'4 x 15'7 (4.98m x 4.75m)

A light and airy room offering flexible accommodation with dual aspect UPVC double glazed windows to rear and side and further feature

skylight, radiator, wood effect porcelain tiled flooring, recessed spot lights, door to outside and door to:

### Lounge Diner:

30'1 x 18'11 (9.17m x 5.77m)

UPVC double glazed window to rear and French doors opening into the garden, recessed spot lights, coving, three radiators, feature skylight and door into:

### Inner Hallway:

Coving and doors to:

### Bedroom Three:

17'0 x 8'1 (5.18m x 2.46m)

UPVC double glazed window to front, recessed spot lights, coving, radiator and built in wardrobes with hanging rail and shelving.

### Bedroom Four:

12'7 x 8'1 (3.84m x 2.46m)

Dual opaque UPVC double glazed windows to side, recessed spot lights, coving, radiator and built in wardrobes with hanging rail and shelving.

### Family Bathroom:

8'0 x 5'3 (2.44m x 1.60m)

Opaque UPVC double glazed window to side, tiled flooring and partially tiled walls, recessed spot lights, extractor, shaver point, access to loft space, low level WC, wall mounted wash hand basin with mixer tap, tile enclosed bath with mixer tap and shower attachment.

### Rear Garden:

108'3" x 86'11" (33.0 x 26.5)

A stunning feature is the mature corner plot garden to rear, offering a peaceful and private outside space affording much privacy via natural borders. This attractively landscaped and well stocked garden is predominately laid to lawn with planted and flower borders and large paved patio seating area. With large feature pond and original detached garage that is now currently utilised as a workshop with power and lighting connected. Outside tap and lighting and pedestrian gated side access to front.

### Front:

Block paved driveway providing ample off street parking for several cars. Front garden laid to lawn and affording much privacy via hedged borders.

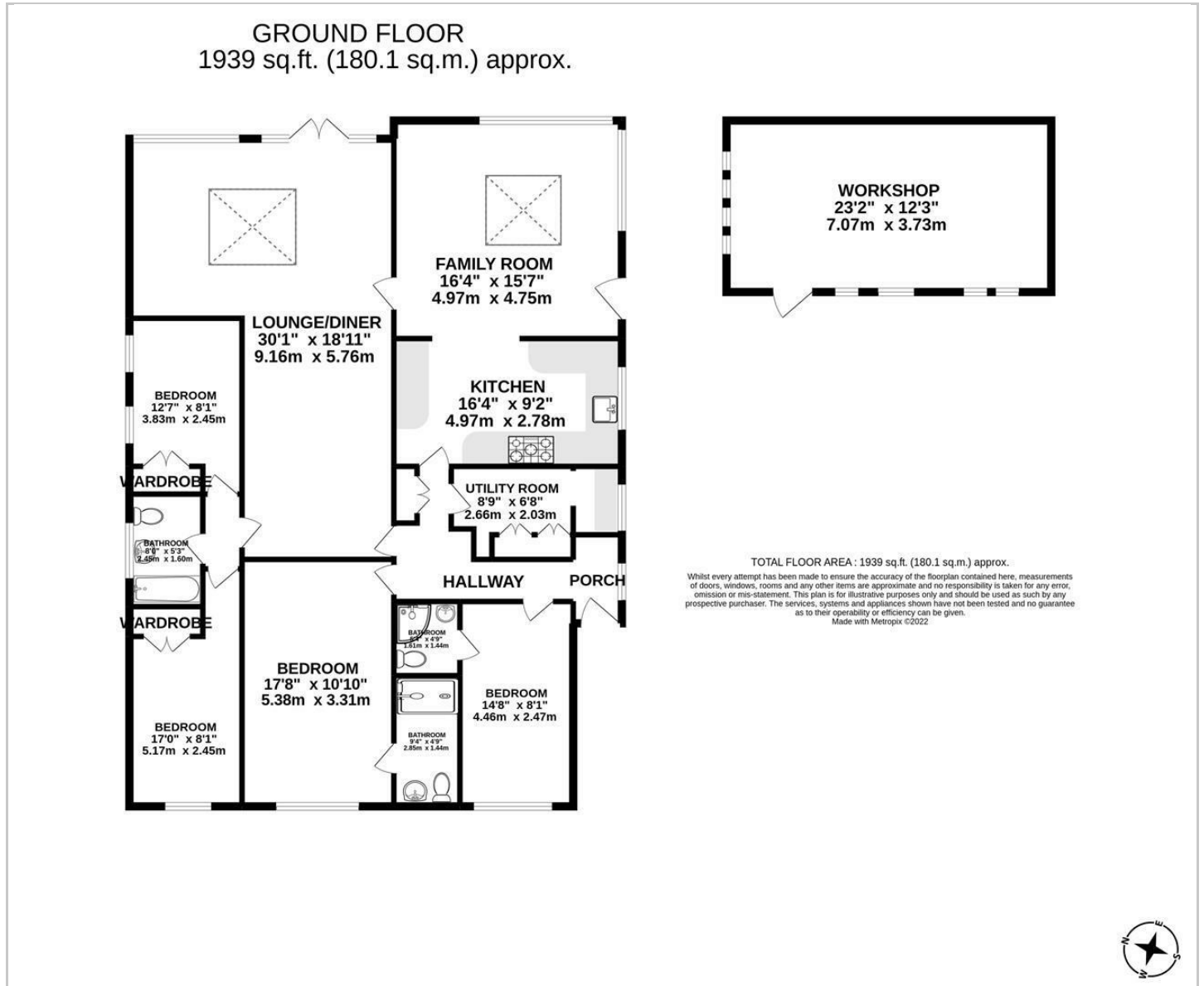
### Council Tax:

East Herts District Council Band F.





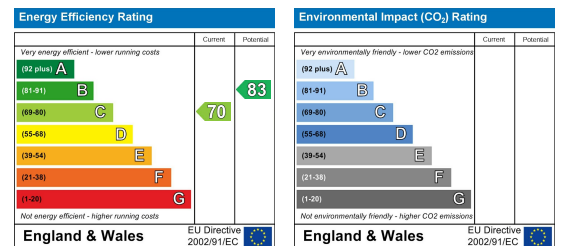
# Floor Plan



## 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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