

shepherds

A better home
moving experience



9 Clementsbury

Brickendon, SG13 8FG

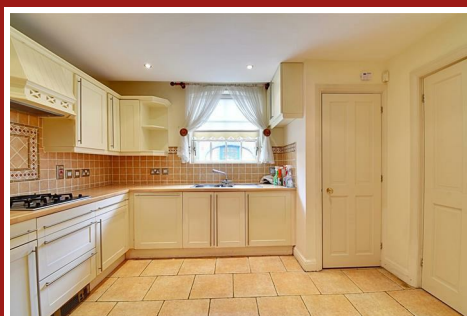
Price Guide £600,000



9 Clementsbury

Brickendon, SG13 8FG

Price Guide £600,000



Front door into:

Entrance Hall:

Radiator, stairs to first floor and doors to:

Cloakroom:

Recessed spot lights, extractor, low level WC, tiled flooring and walls to half height, wall mounted wash hand basin and radiator.

Kitchen/Breakfast Room:

12'1 x 11'11 (3.68m x 3.63m)

Double glazed window to front, recessed spot lights, cupboard housing boiler, tiled flooring, fitted with a range of base and wall cupboards with roll edge work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel double oven with separate gas hob, integrated fridge freezer, dishwasher and washing machine, tiled splash backs and meter cupboard housing fuse box.

Living Room:

13'10 x 11'9 (4.22m x 3.58m)

Double glazed window to rear and French doors into garden, radiator and opening to:

Dining Room:

12'0 x 11'1 (3.66m x 3.38m)

Double glazed window to rear and radiator.

First Floor Landing:

Access to loft space, recessed spot lights, radiator and doors to:

Bedroom One:

23'9 x 11'11 (7.24m x 3.63m)

Dual aspect Velux windows to front and rear, two radiators, recessed spot lights and built in wardrobes.

Bedroom Two:

11'10 x 11'3 (3.61m x 3.43m)

Double glazed window to rear, radiator and built in shelving.

Bathroom:

Velux window to front, radiator, recessed spot lights, extractor, tiled flooring, tiled walls to half height, low level WC, pedestal wash hand basin with mixer tap, bidet, corner shower cubicle and shaver point.

Garden:

approx 19'8" x 24'7" (approx 6.0 x 7.5)

Sunny aspect west facing garden to rear predominately laid to artificial lawn with outside tap and light, pedestrian gated access to rear.

Garage En-Bloc:

18'4 x 9'5 (5.59m x 2.87m)

Single garage en-bloc located close by with up and over door to front, power and light connected and with separate storage space built in at the rear of the garage. Parking space to the front of the garage.

Grounds:

Surrounded by stunning grounds extending to 14 acres around the development with access to open fields and beyond. Making it an ideal environment for all those looking for a peaceful rural setting yet within easy access to all the local amenities of the surrounding towns.

Tenure:

Freehold

Service Charge - £2004 per annum

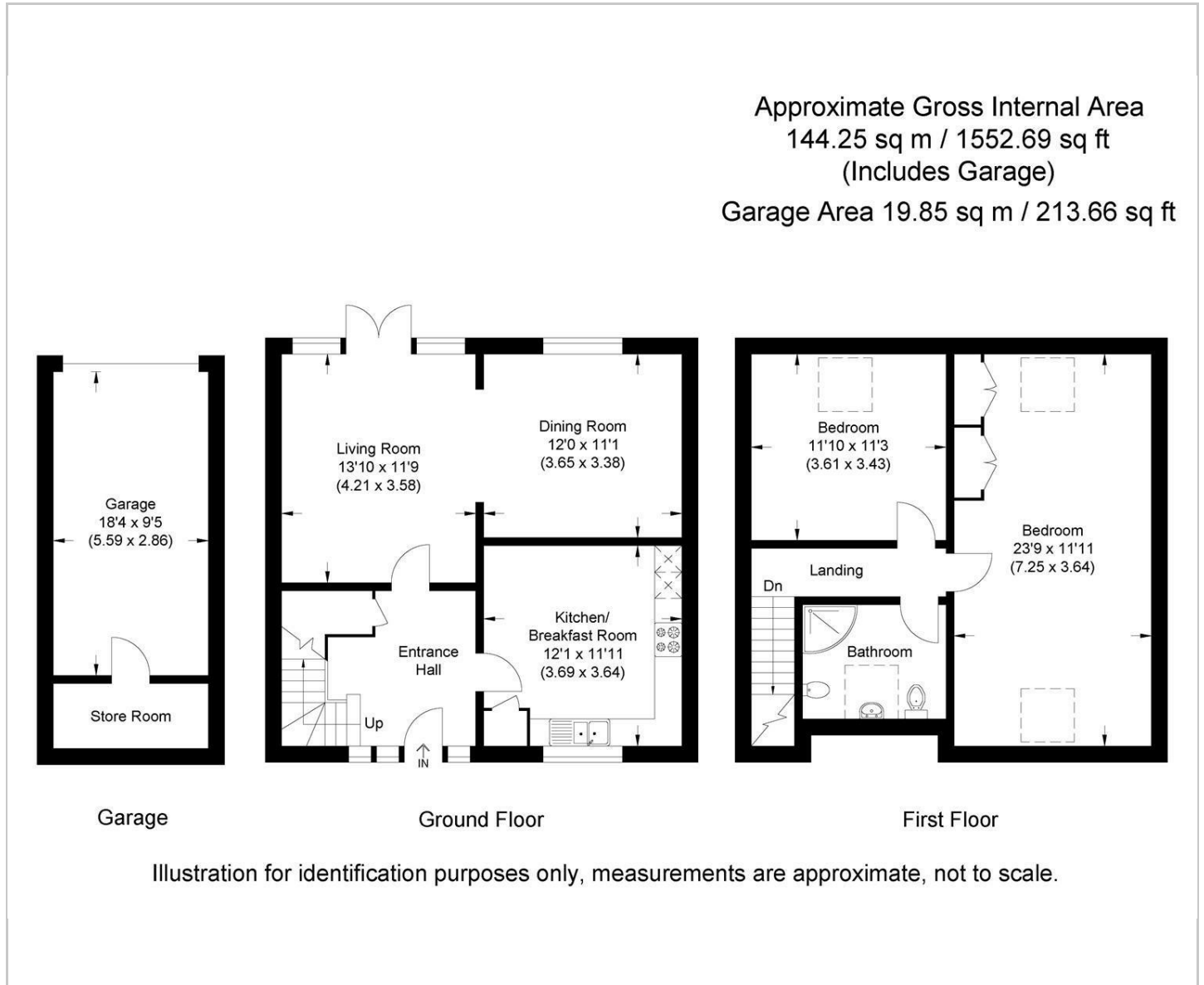
Agents Note:

The development has a private septic tank that is maintained as part of the service charge.

The development is powered via LPG gas tanks which feed directly to each property via an individual meter.



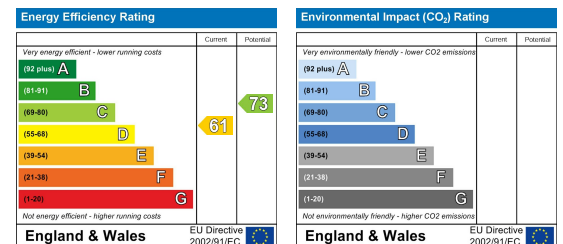
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.