

shepherds

A better home
moving experience



44 Woodlands Road

Hertford, SG13 7JF

Price Guide £495,000



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Front door into:

Porch:
Door to:

Entrance Hall:
Understairs cupboard, radiator, stairs to first floor and doors to:

Living Room:
12'6 x 11'10 (3.81m x 3.61m)
UPVC double glazed window to front, fireplace and coving.

Dining Room:
9'5 x 9'4 (2.87m x 2.84m)
Radiator, sliding doors opening to rear garden and coving.

Kitchen:
9'4 x 8'4 (2.84m x 2.54m)
Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for cooker, fridge/freezer and washing machine, tiled to half height, window to rear and door to:

Garden Room:
14'7 x 8'4 (4.45m x 2.54m)
UPVC double glazed windows to rear and side, radiator and door to rear garden.

First Floor Landing:
Cupboard, loft access and doors to:

Bedroom One:
11'10 x 9'4 (3.61m x 2.84m)
Double glazed windows to rear, radiator and built in wardrobes.

Bedroom Two:
12'6 x 11'10 (3.81m x 3.61m)
UPVC double glazed window to front, radiator and built in wardrobe.

Bedroom Three:
9'3 x 7'11 (2.82m x 2.41m)
UPVC double glazed window to front, radiator and built in wardrobe.

Bathroom:
8'4 x 5'9 (2.54m x 1.75m)
Low level WC, wash hand basin with mixer tap, bidet, panel enclosed bath with mixer tap and separate shower head above, chrome heated towel rail, opaque double glazed windows to rear and tiled throughout.

Garden:
approx 98'5" (approx 30m)
Paved patio seating area with steps leading up to lawn area and enclosed by panel fencing, two sheds, feature pond, greenhouse and pedestrian gated side access.

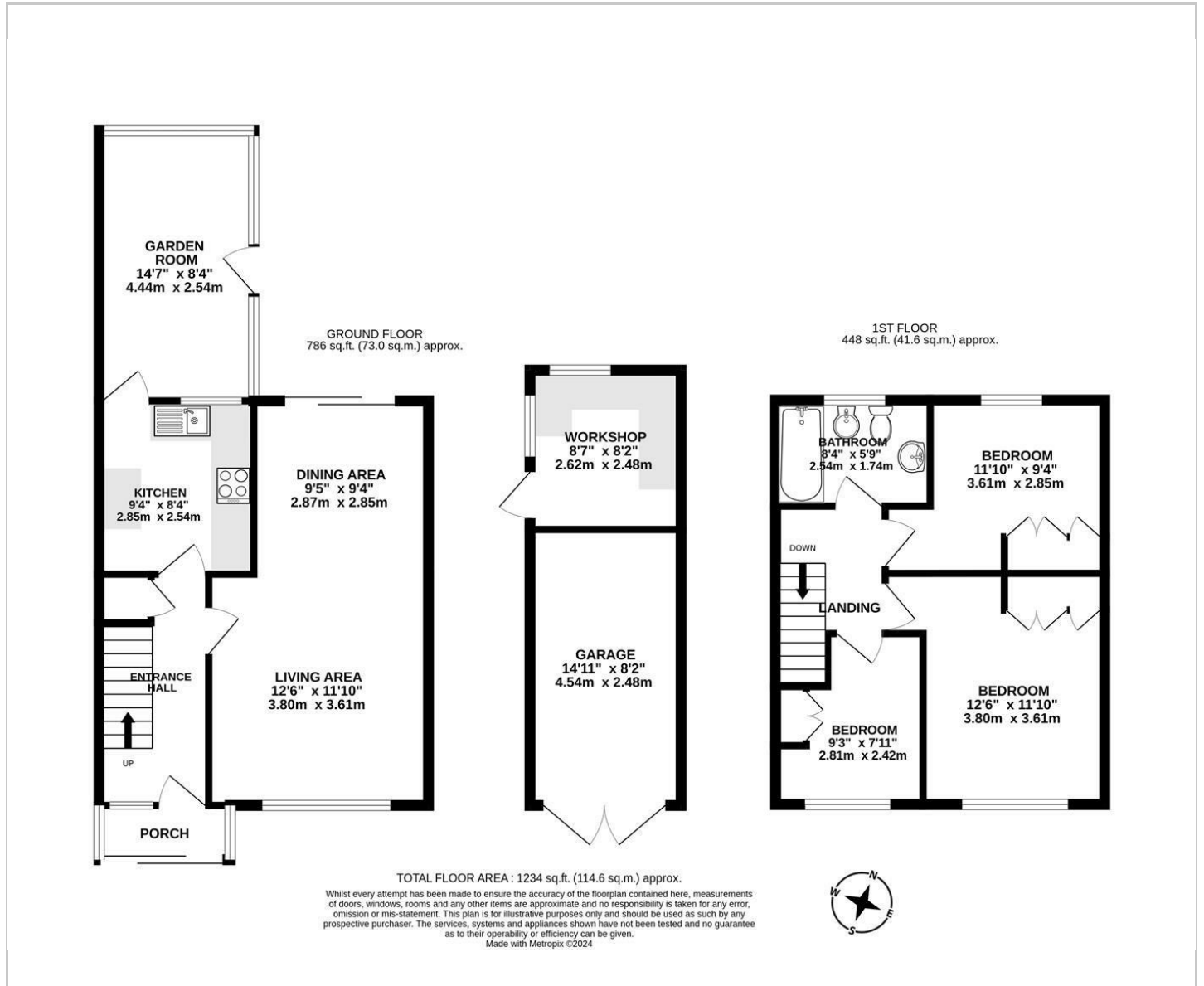
Garage:
14'11 x 8'2 (4.55m x 2.49m)
Barn style doors with power and light.

Workshop:
8'7 x 8'2 (2.62m x 2.49m)

Driveway:
Providing off street parking for multiple cars.



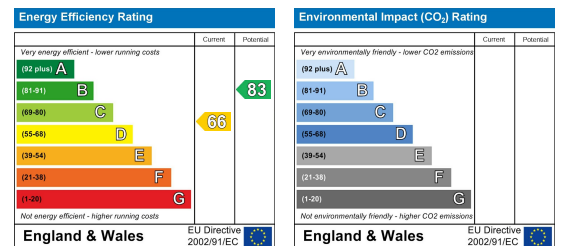
Floor Plan



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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