



## 111 Mandeville Road

Hertford, SG13 8JL

Price Guide £600,000





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Front door into:

#### Entrance Hall:

Tiled flooring, recessed spot lights, vertical radiator, stairs to first floor with cupboard under and doors to:

#### Living Room:

16'2 x 10'4 (4.93m x 3.15m)

UPVC double glazed window to rear and sliding patio door to garden, wood flooring, vertical radiator, feature glazed panel between living room and hallway affording much natural light between rooms, door to office and double doors into:

#### Kitchen:

14'6 x 10'5 (4.42m x 3.18m)

UPVC double glazed window to rear and door to garden, two skylight windows to rear, radiator, recessed spot lights, fitted with an extensive range of base and wall units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, built in stainless steel double oven with separate induction hob and extractor, integrated dishwasher and fridge freezer.

#### Dining Room:

11'2 x 10'5 (3.40m x 3.18m)

UPVC double glazed window to front, wood flooring and radiator.

#### Office:

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed window to rear and door to garden, radiator, wood flooring, coving and doors to:

#### Cloakroom:

4'5 x 2'8 (1.35m x 0.81m)

Fully tiled room with radiator, concealed cistern WC, wall mounted wash hand basin with mixer tap, extractor.

#### First Floor Landing:

UPVC double glazed window to front, recessed spot lights, access to loft space and doors to:

#### Bedroom One:

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed window to front with elevated views, radiator and built in wardrobes.

#### Bedroom Two:

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glazed window to rear, radiator, airing cupboard and built in wardrobes.

#### Bedroom Three:

10'1 x 8'6 (3.07m x 2.59m)

UPVC double glazed window to front with elevated views, radiator, wood flooring and built in wardrobes.

#### Bedroom Four:

8'8 x 7'5 (2.64m x 2.26m)

UPVC double glazed window to rear and radiator.

#### Bath & Shower Room:

11'7 x 10'1 (3.53m x 3.07m)

Opaque UPVC double glazed window to rear, coving, recessed spot lights, tiled walls to half height, circular wash hand basin with mixer tap and cupboard unit under, panel enclosed bath with mixer tap and shower attachment, concealed cistern WC, corner shower cubicle with hand attachment and further rain fall shower head over, radiator and chrome heated towel rail.

#### Rear Garden:

approx 65'7" (approx 20.0)

A stunning feature of this property is the mature garden to rear arranged over multiple levels with well stocked flower, plant and shrub borders throughout. On the lower level is a large paved patio with outside tap and lighting and steps leading up to a further paved level with feature pond and greenhouse. To the rear is a superb allotment style area offering the opportunity to grow your own fruit and vegetables and with a large timber summerhouse with an outside power point connected.

#### Garage:

17'4 x 7'7 (5.28m x 2.31m)

Up and over door to front. Power and light connected and with appliance space and plumbing for washing machine and tumble dryer. With additional storage in the roof space.

#### Driveway:

Providing further off street parking via block paved driveway.

#### Agents Note:

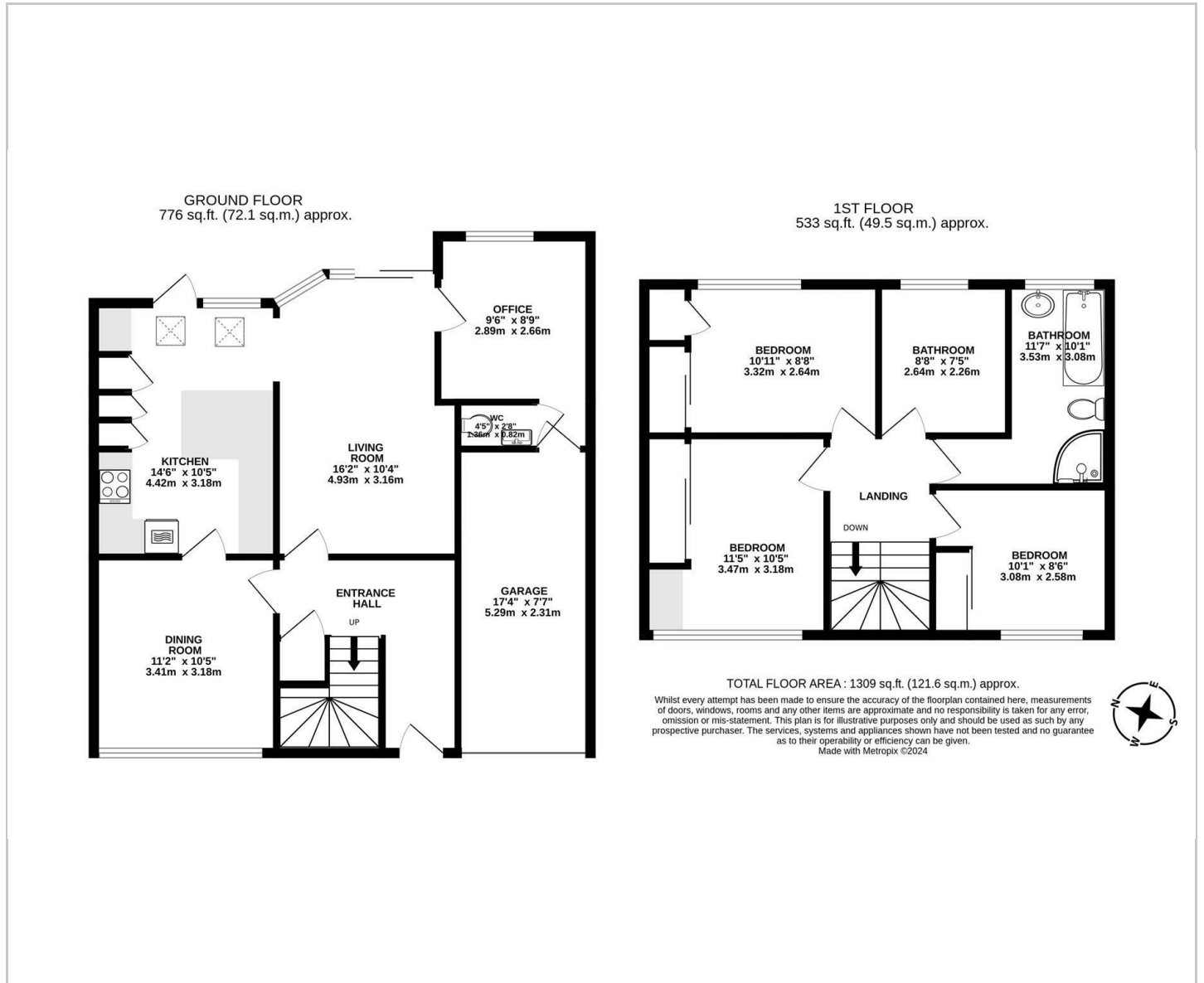
The property benefits from solar panels. With further details available upon request.







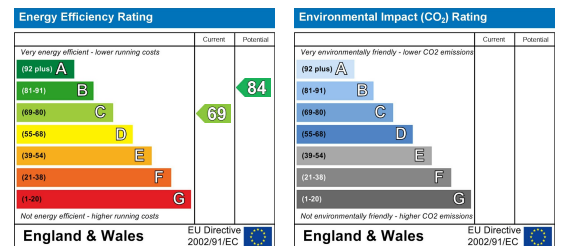
# Floor Plan



## 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.