

shepherds

A better home  
moving experience



## 69 Mandeville Road

Hertford, SG13 8JJ

Price Guide £435,000



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Front door into:

### Entrance Porch:

Tiled flooring and door into large storage cupboard with opaque window to front and wall mounted gas boiler. Door into:

### Entrance Hall:

Radiator, stairs to first floor and doors to:

### Cloakroom:

4'10 x 4'1 (1.47m x 1.24m)

Opaque window to front, low level WC, pedestal wash hand basin, tiled splash back and extractor.

### Living Room:

29'3 x 10'7 (8.92m x 3.23m)

UPVC double glazed window to front, two radiators, gas fire and surround, sliding patio door into rear garden and door to:

### Kitchen/Diner:

16'7 x 8'11 (5.05m x 2.72m)

UPVC double glazed window to rear and door to garden, large understairs pantry cupboard with light, fitted with a range of base and wall units with work surfaces over incorporating single drainer sink unit with mixer tap, tiled splash backs, appliance space for washing machine, electric cooker with extractor, dishwasher and fridge freezer.

### First Floor Landing:

Access to loft space and doors to:

### Bedroom One:

12'9 x 10'7 (3.89m x 3.23m)

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

### Bedroom Two:

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window to rear, radiator and built in cupboards.

### Bedroom Three:

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window to front with far reaching panoramic views and radiator.

### Bathroom:

7'11 x 6'0 (2.41m x 1.83m)

Opaque UPVC double glazed window to rear, radiator, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, tiled walls in suite area and airing cupboard housing hot water cylinder.

### Rear Garden:

Hardscaped garden to rear with paved patio and steps to raised level with further paved patio seating area to the rear. Outside tap and light. Enclosed by panel fencing with pedestrian gated access at rear.

### Front:

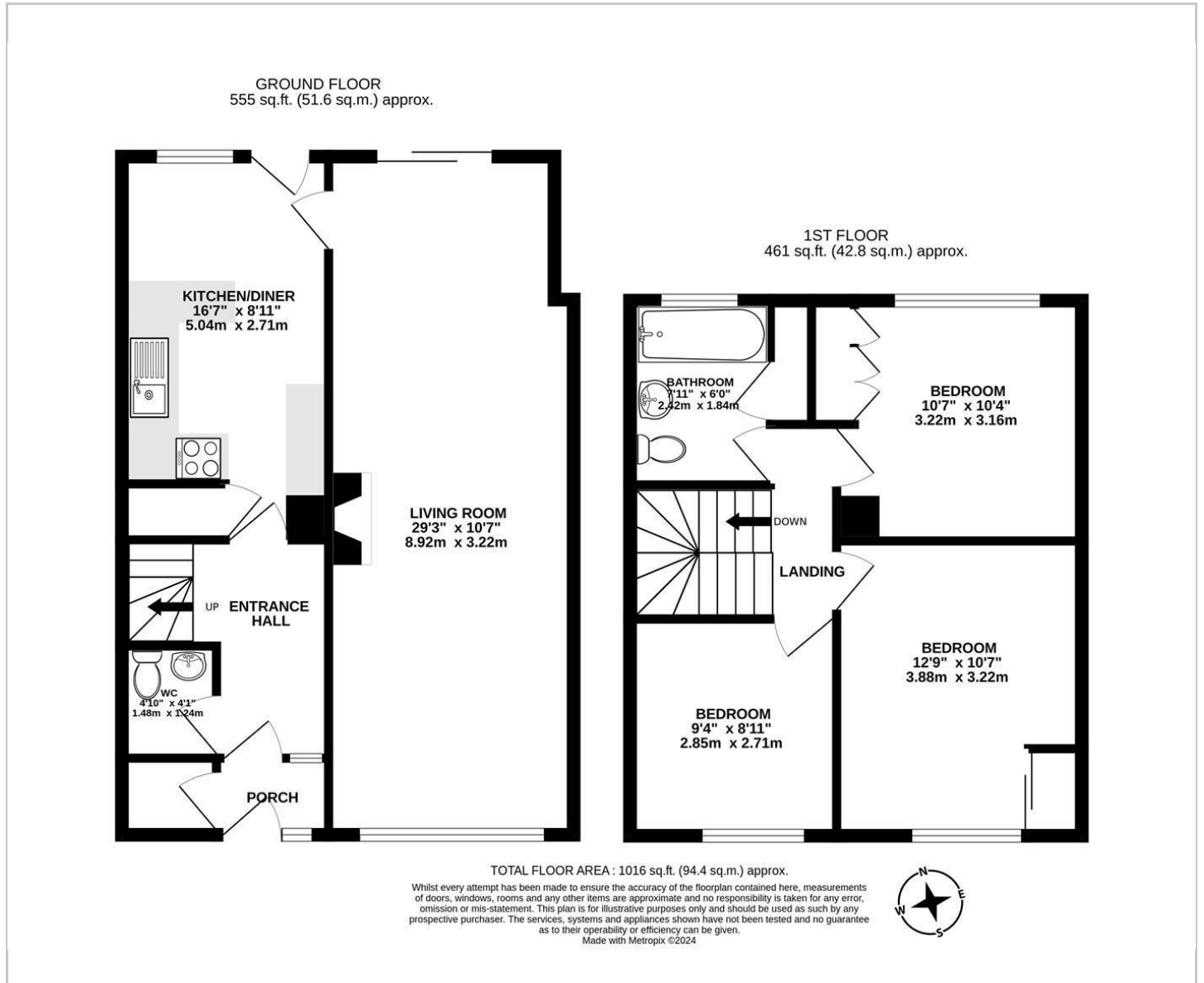
Steps leading up from the street level with mature and attractive front garden with a wide range of trees, plants and flowers.

### Garage En-Bloc

Single garage arranged en-bloc with up and over door.



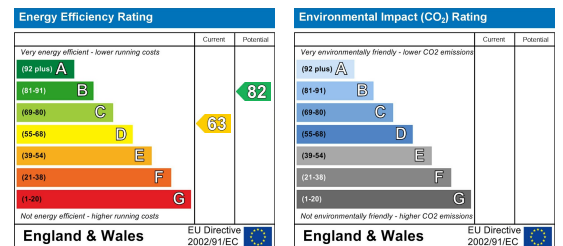
# Floor Plan



## 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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