

shepherds

A better home
moving experience



26 Magnolia Close

Hertford, SG13 7UR

Price Guide £700,000



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Front door into:

Entrance Hall:

Tiled flooring, radiator, coving, stairs to first floor and door to:

Office/Study:

7'10 x 7'1 (2.39m x 2.16m)

UPVC double glazed window to front, radiator and coving.

Living Room:

14'3 x 12'4 (4.34m x 3.76m)

UPVC double glazed window to front and side, coving, radiator, gas fire with surround and double doors into:

Dining Room:

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed sliding patio doors to rear garden, Karndean flooring, radiator, coving and door into:

Kitchen/Breakfast Room:

13'8 x 12'10 (4.17m x 3.91m)

UPVC double glazed to window to rear and door to garden plus dual skylights, tiled flooring, radiator, recessed spot lights, fitted with an extensive range of base and wall units with contrasting work surfaces over incorporating one and a half bow single drainer stainless steel sink unit with mixer tap, tiled splash backs, built in stainless steel double oven with separate ceramic hob and filter hood over, integrated fridge and freezer, under stairs storage cupboard with light and archway into:

Utility Room:

9'6 x 6'2 (2.90m x 1.88m)

Door to outside and door into entrance hall, radiator, tiled flooring, wall mounted gas boiler, base and wall units with work surface over incorporating stainless steel single drainer sink unit with mixer tap, tiled splash back, appliance space for washing machine.

Cloakroom:

5'10 x 3'2 (1.78m x 0.97m)

Opaque UPVC double glazed window to side, tiled flooring, low level WC, wall mounted wash hand basin with tiled splash back and radiator.

First Floor Landing:

Access to part boarded loft space with lighting and pull down ladder, airing cupboard housing hot water cylinder and doors to:

Bedroom One:

12'7 x 8'9 (3.84m x 2.67m)

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

En-Suite Shower Room:

6'2 x 5'11 (1.88m x 1.80m)

Opaque UPVC double glazed window to front, low level WC, wall mounted vanity wash hand basin with mixer tap and cupboard under, tiled splash back, extractor, corner shower cubicle and shaver point.

Bedroom Two:

12'7 x 9'7 (3.84m x 2.92m)

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

Bedroom Three:

8'10 x 8'9 (2.69m x 2.67m)

UPVC double glazed window to rear, radiator and coving.

Bedroom Four:

8'5 x 7'8 (2.57m x 2.34m)

UPVC double glazed window to rear, coving and radiator.

Family Bathroom:

7'1 x 5'6 (2.16m x 1.68m)

Opaque UPVC double glazed window to rear, tiled walls, low level WC, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, extractor, shaver point and chrome heated towel rail.

Rear Garden:

approx 30'2" x 44'3" (approx 9.2 x 13.5)

Attractively landscaped garden to rear with paved patio seating area, further lawn with well stocked planted and flower borders. Enclosed by panel fencing with pedestrian gated side access to front, outside tap and lighting and personal door into:

Garage:

15'7 x 7'9 (4.75m x 2.36m)

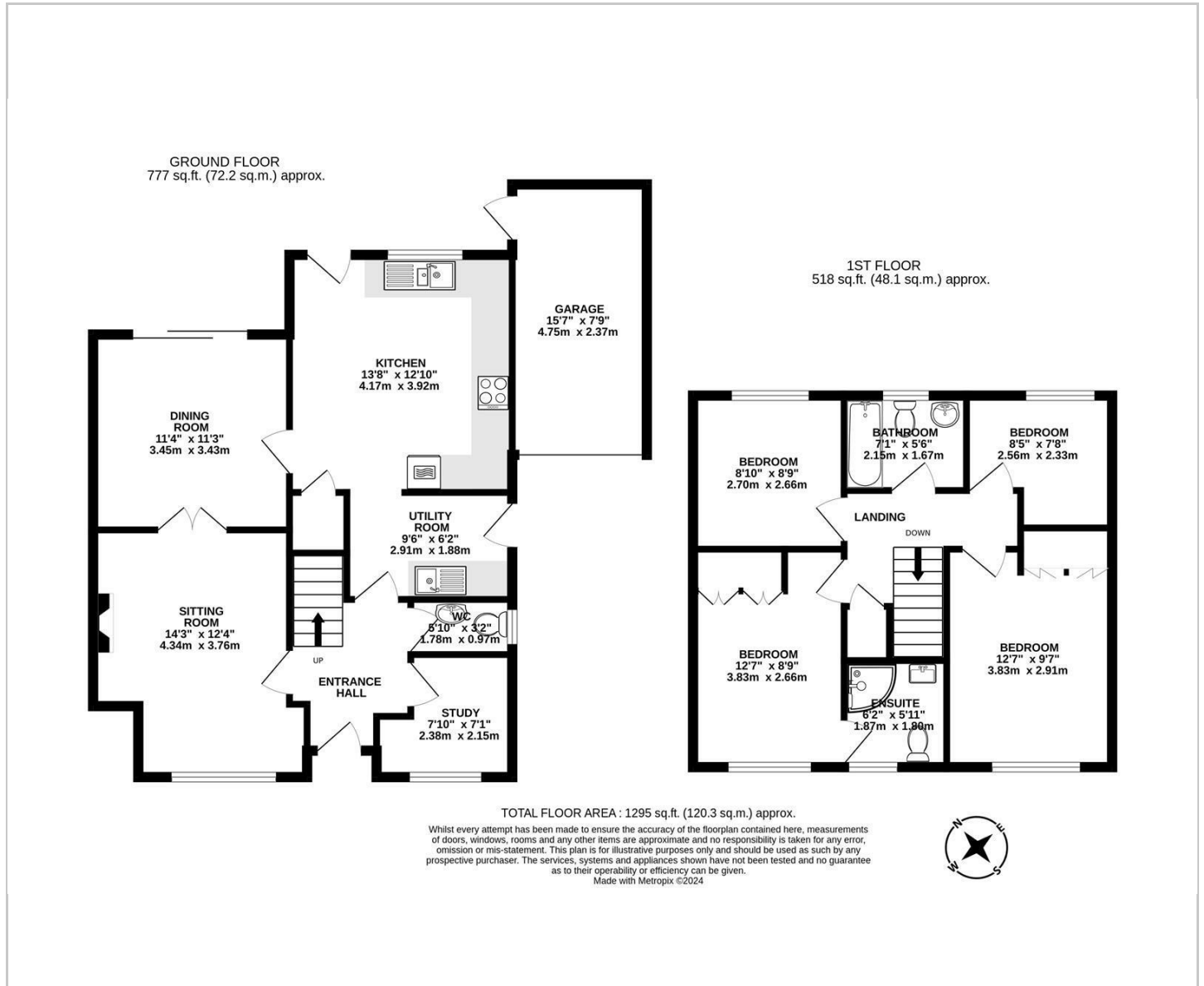
With up and over door to front and power and light connected. Part boarded roof space offering additional storage.

Driveway:

Driveway to front providing off street parking for several cars.



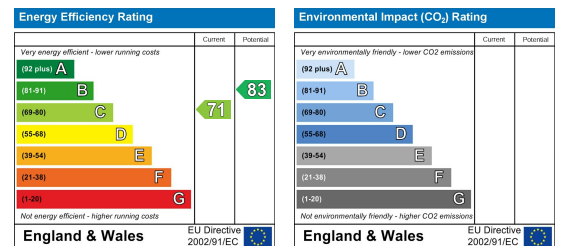
Floor Plan



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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