

shepherds

A better home  
moving experience



## 36 Mount Pleasant

Hertford Heath, SG13 7QU

Price Guide £560,000



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Front door into:

## Living Room:

23'2 x 11'6 (7.06m x 3.51m)

UPVC double glazed window to side, storage cupboard, radiator, recessed spot lights and doors to:

## Kitchen/Breakfast Room

14'9 x 11'3 (4.50m x 3.43m)

Fitted with a range of base and wall mounted units with contrasting work surface incorporating Butler sink with mixer tap and drainer, built in oven with five ring gas hob and extractor fan over, built in fridge/freezer, washing machine and dishwasher, UPVC double glazed window to rear and doors opening to rear garden, recessed spot lights, underfloor heating and coving.

## First Floor Landing:

UPVC double glazed window to side, access to loft and doors to:

## Bedroom One:

11'4 x 10'0 (3.45m x 3.05m)

UPVC double glazed window to front, radiator and doors to:

## Ensuite:

Walk in shower, low level WC, wash hand basin with mixer tap and chrome heated towel rail.

## Bedroom Two:

11'3 x 7'8 (3.43m x 2.34m)

UPVC double glazed window to rear and radiator.

## Bedroom Three:

11'3 x 6'8 (3.43m x 2.03m)

UPVC double glazed window to rear and radiator.

## Bathroom:

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower head above, chrome heated towel rail and tiled.

## Garden:

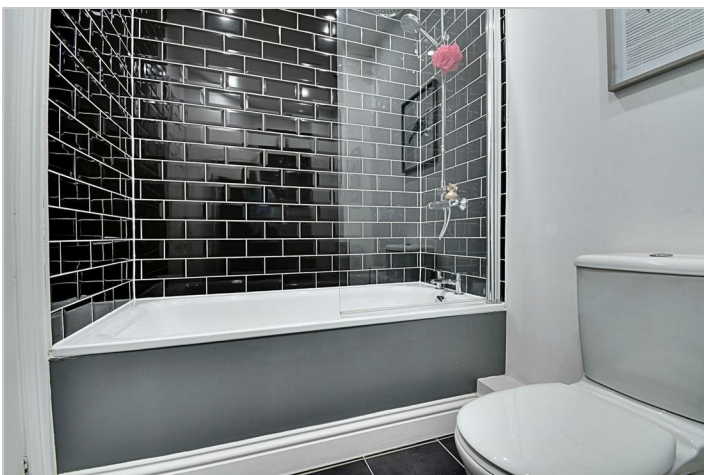
approx 50' (approx 15.24m)

Sunny South facing garden with paved patio seating area and steps leading up to artificial lawn and enclosed by panel fencing, outside hot and cold taps and lights, pedestrian gated side access.

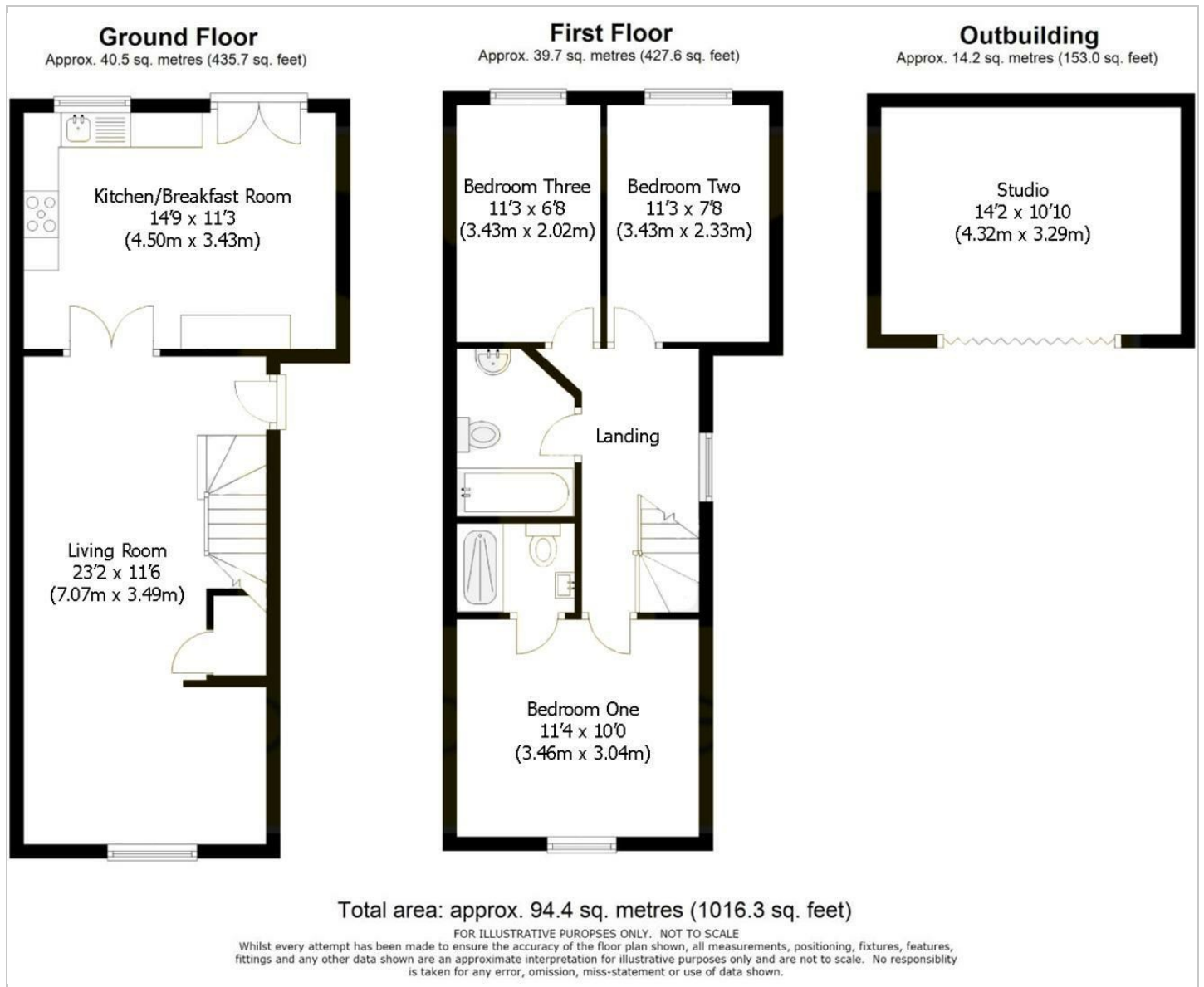
## Studio:

14'2 x 10'10 (4.32m x 3.30m)

UPVC double glazed bifold doors to front, radiator, power and recessed spotlights.



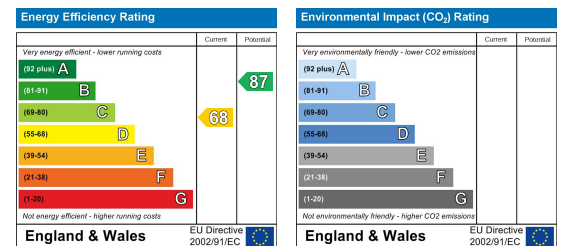
## Floor Plan



## 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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