

shepherds

A better home  
moving experience



9 Downfield Road

Hertford Heath, SG13 7RX

Price Guide £600,000



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Front door into:

## Entrance Hall:

Doors to:

## Cloakroom:

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

## Living Room:

15'4 x 14'9 (4.67m x 4.50m)

UPVC double glazed window to front, wooden flooring, radiator, stairs to first floor with cupboard under, open fireplace with tiled hearth and opening to:

## Dining Room:

12'1 x 10'1 (3.68m x 3.07m)

Wooden flooring, radiator, door to kitchen and opening to:

## Family Room:

14'3 x 8'7 (4.34m x 2.62m)

UPVC double glazed window to side and rear and sliding patio door to garden, recessed spot lights and radiator.

## Kitchen:

13'10 x 12'1 (4.22m x 3.68m)

UPVC double glazed window to front and door to garden, recessed spot lights, vertical radiator, breakfast bar, fitted with a range of base and wall units with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, appliance space for fridge freezer, dishwasher, range style oven with extractor hood over, tiled splash backs, airing cupboard housing hot water cylinder and boiler, plus further storage cupboard.

## First Floor Landing:

Access to loft space, UPVC double glazed window to side and doors to:

## Bedroom One:

14'9 x 8'11 (4.50m x 2.72m)

UPVC double glazed window to front, coving, recessed double wardrobe and door to:

## En-Suite Shower Room:

6'5 x 5'8 (1.96m x 1.73m)

Extractor, tiled walls, shaver point, wall mounted wash hand basin, low level WC and shower cubicle.

## Bedroom Two:

12'1 x 7'11 (3.68m x 2.41m)

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

## Bedroom Three:

12'1 x 6'10 (3.68m x 2.08m)

UPVC double glazed window to side and radiator.

## Bathroom:

7'11 x 6'10 (2.41m x 2.08m)

Opaque UPVC double glazed window to rear, low level WC, pedestal wash hand basin, panel enclosed bath, shower cubicle with Bristan electric shower and folding door, tiled walls in suite area, shaver point and chrome heated towel rail.

## Outside:

Directly to the rear of the kitchen is a covered area currently used as a utility area with timber decking and work surfaces with appliance space for tumble dryer and fridge freezer and opening into:

## Rear Garden:

approx 63'11" (approx 19.5)

Attractively landscaped garden to rear with large paved patio and predominately laid to lawn with well stocked planted and flower borders. Outside tap. Enclosed by panel fencing with pedestrian gated side access to front and leading to:

## Garage En-Bloc:

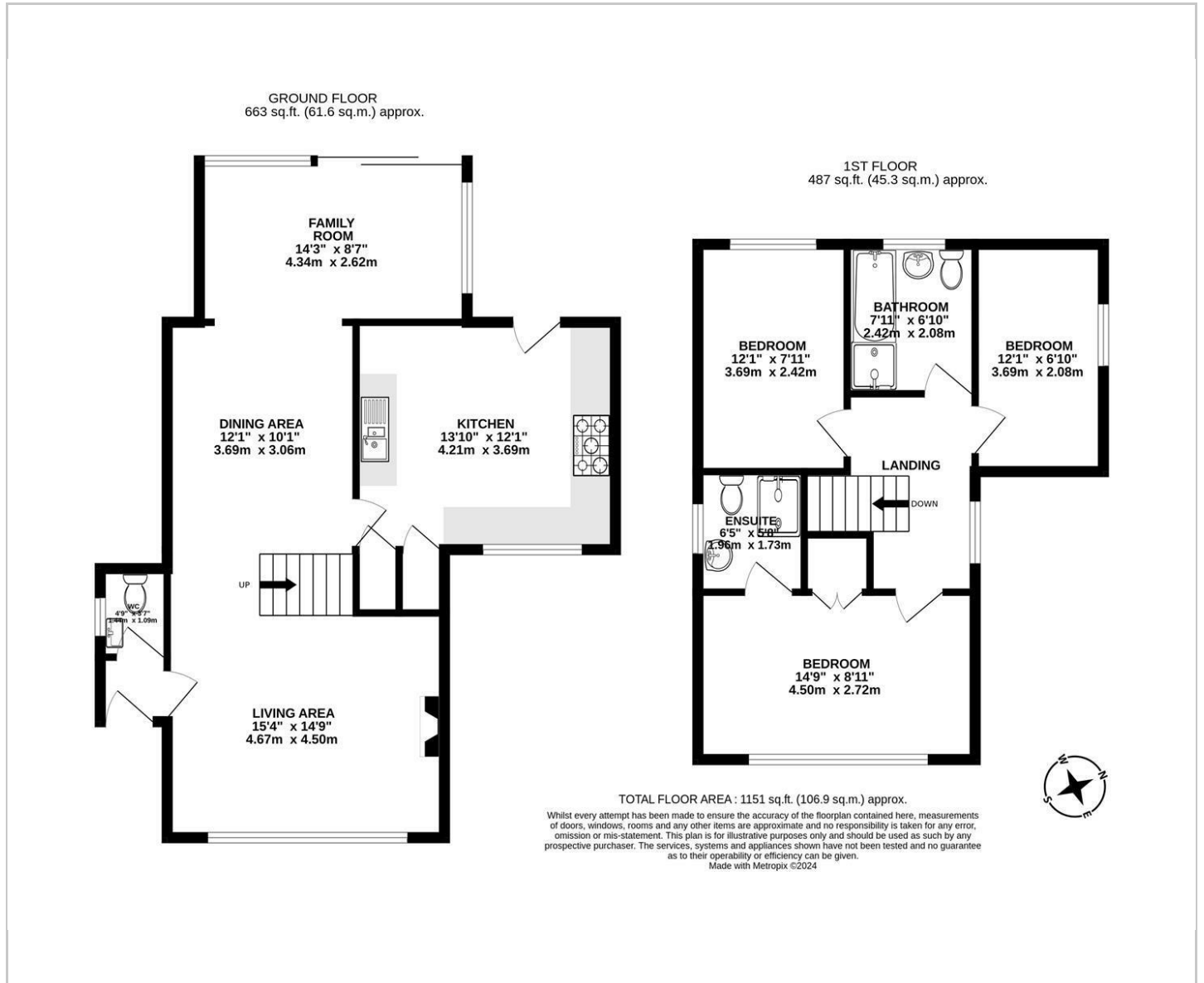
A single garage arranged en-bloc with up and over door to front and parking space in front of. Located directly to the rear of the property.

## Front:

Driveway providing off street parking and access leading to garages behind the house. A further parking space is situated to the left of the house.



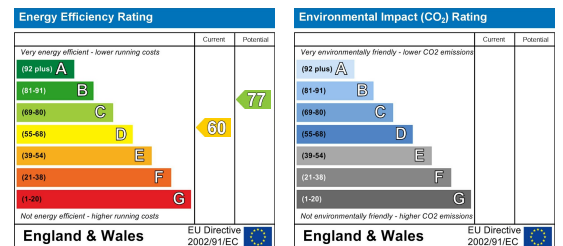
# Floor Plan



## 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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