

shepherds

A better home
moving experience



197 Horns Mill Road

Hertford, SG13 8HD

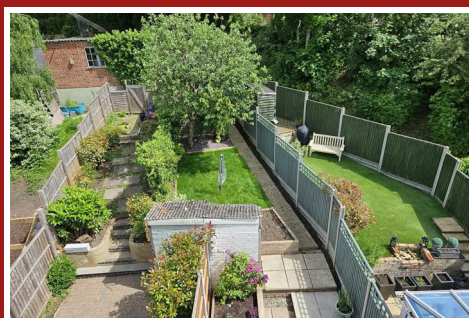
Price Guide £425,000



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Front door into:

Lounge:

11'7 x 9'10 (3.53m x 3.00m)

Double glazed sash window to front, coving, wood flooring, radiator, television and telephone points, feature wood burner and opening to:

Kitchen:

11'11 x 11'6 (3.63m x 3.51m)

Double glazed sash window to rear, radiator, wood flooring, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer sink unit with mixer tap, six ring, two oven Smeg range gas and electric cooker with stainless steel extractor hood over and splash back, fridge freezer, plumbing and space available for washing machine and dishwasher, metro tiled splash backs and door to:

Rear Lobby:

Door to rear garden, radiator and stairs to:

First Floor Landing:

Stairs to second floor and doors to:

Bedroom One:

10'5 x 9'10 (3.18m x 3.00m)

Double glazed sash window to front, coving, radiator, feature fireplace, built in shelving, hanging rail and drawers to chimney recesses.

Shower Room:

5'10 x 5'6 (1.78m x 1.68m)

Refitted luxury shower room with large walk in shower cubicle with rain fall head over and glass screen, vanity wash hand basin with mixer tap and cupboard under, concealed cistern WC, extractor and tiled walls in suite area.

Study/Office:

6'0 x 5'11 (1.83m x 1.80m)

UPVC double glazed window to rear and radiator.

Second Floor Landing:

UPVC double glazed window to rear and door to:

Bedroom Two:

14'0 x 10'3 (4.27m x 3.12m)

Dual aspect, with Velux window to front and UPVC double glazed window to rear, radiator and eaves storage.

Rear Garden:

approx 45'0 (approx 13.72m)

Attractively presented landscaped garden to rear with paved patio leading to lawn area with well stocked flower and planted borders, outside tap and light, enclosed by panel fencing with pedestrian gated access at rear leading to:

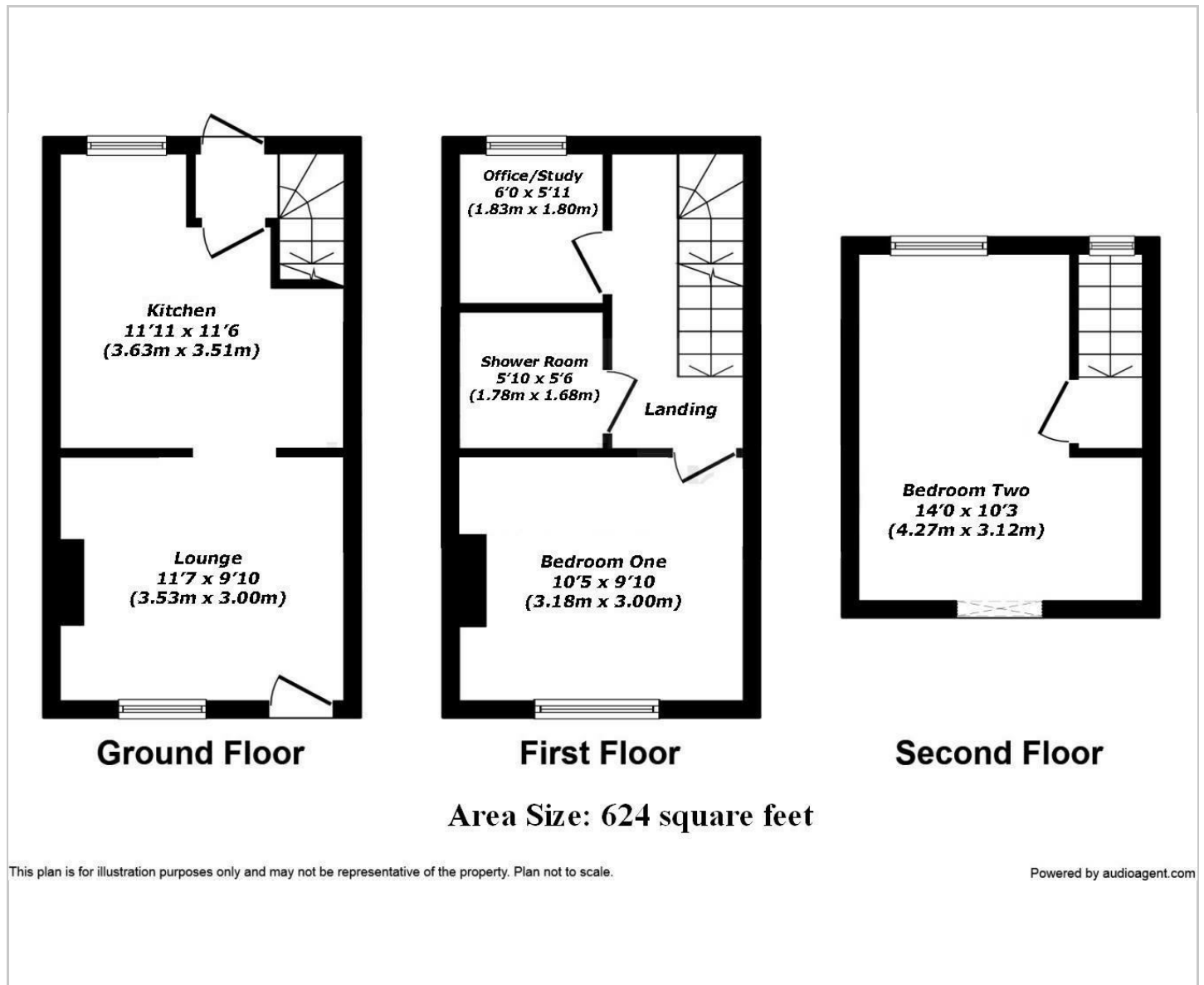
Detached Garage:

14'4 x 8'6 (4.37m x 2.59m)

Detached timber garage with up and over door and personal door to side which is accessed via Hillside Terrace and located to the rear of the house.



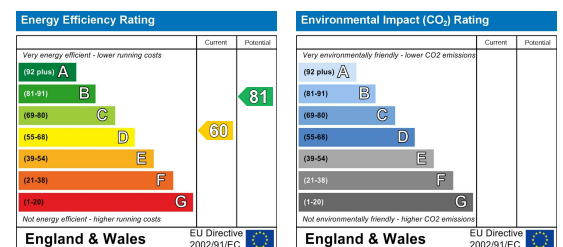
Floor Plan



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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