



4 Grange Close

Hertford, SG14 1LY

Price Guide £725,000



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Front door into:

Entrance Hall:

Recessed spot lights, storage cupboard, stairs to first floor, built in storage cupboard with sliding doors, luxury vinyl tiled flooring and doors to:

Cloakroom:

Coving, recessed spot lights, extractor, radiator, low level WC, luxury vinyl tiled flooring, wall mounted wash hand basin with mixer tap and tiled splash back.

Bedroom Four:

17'5 x 8'11 (5.31m x 2.72m)

UPVC double glazed window to front, radiator, recessed spot lights and door to:

En-Suite Shower Room:

8'11 x 3'10 (2.72m x 1.17m)

Skylight, recessed spot lights, extractor, low level WC, vanity wash hand basin with mixer tap and cupboard under, shower cubicle and chrome heated towel rail.

Living Room/Dining Area:

25'0 x 12'6 (7.62m x 3.81m)

UPVC double glazed window to front and bi-folding doors to rear into the garden, luxury vinyl tiled flooring, two radiators and door to:

Kitchen:

18'2 x 9'4 (5.54m x 2.84m)

Dual UPVC double glazed windows to rear and door to garden, recessed spot lights, radiator, fitted with an extensive range of contemporary gloss white base and wall units with granite work surfaces over incorporating an inset one and a half bowl single drainer sink unit with mixer tap, appliance space for fridge freezer, two built in ovens and separate hob and stainless steel extractor hood, integrated dishwasher, luxury vinyl tiled flooring and door to:

Utility Cupboard:

Appliance space for washing machine and tumble dryer, Megaflo hot water cylinder and wall mounted gas boiler.

First Floor Landing:

UPVC double glazed window to side, recessed spot lights, access to loft space, storage cupboard and doors to:

Bedroom One:

12'6 x 10'4 (3.81m x 3.15m)

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

Bedroom Two:

10'11 x 10'4 (3.33m x 3.15m)

UPVC double glazed window to rear, radiator and coving.

Bedroom Three:

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed window to front, radiator and coving.

Family Bathroom:

9'10 x 8'9 (3.00m x 2.67m)

Opaque UPVC double glazed window to rear, low level WC, vanity wash hand basin with mixer tap and drawer under, tile enclosed bath, walk in shower with glass screen and rainfall shower head with additional hand rinser, recessed spot lights, radiator and built in cupboards.

Rear Garden:

approx 51'10" (approx 15.8)

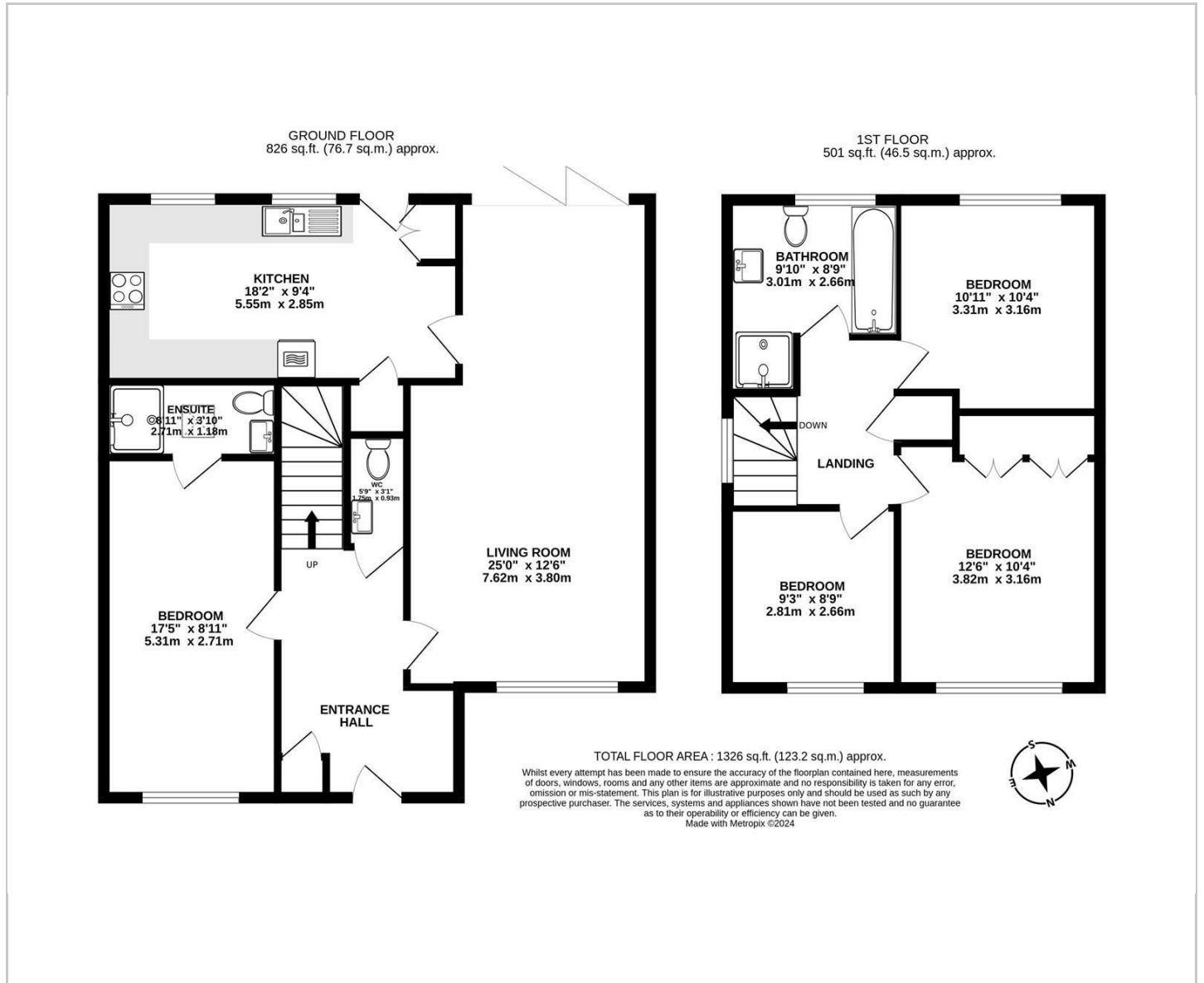
Attractively landscaped and sunny aspect south west facing garden to rear predominately laid to lawn with paved patio seating area, well stocked mature borders, large timber shed to rear, outside tap, enclosed by panel fencing with pedestrian gated access to rear.

Front:

Driveway providing off street parking for three cars.



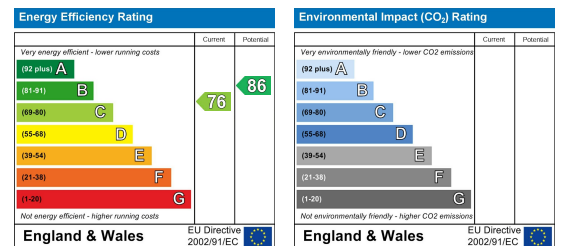
Floor Plan



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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