

shepherds

A better home  
moving experience



## 8 Cockbush Avenue

Hertford, SG13 7EU

Price Guide £525,000





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Front door into:

## Entrance Hall:

Recessed cupboard, radiator, coving, recessed spot lights and doors to:

## Cloakroom:

Opaque uPVC double glazed window to side and low level WC.

## Kitchen:

12'0 x 11'3 (3.66m x 3.43m)

UPVC double glazed window and door to side, range of base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, built in double oven with separate ceramic hob over and filter hood, tiled splash backs, appliance space for fridge and slimline dishwasher. Doorway into:

## Inner Hall:

Stairs to first floor and doors to:

## Living Room:

19'8 x 10'4 (5.99m x 3.15m)

UPVC double glazed window to front, radiator, coving and television point.

## Bath & Shower Room:

8'2" x 7'2" (2.49 x 2.18)

Opaque uPVC double glazed window to side, fitted with a white modern suite comprising wall mounted wash hand basin with mixer tap, panel enclosed bath with hand grip and mixer tap, separate shower cubicle, tiled flooring and chrome towel radiator.

## Family/Dining Room:

19'10 x 18'8 (6.05m x 5.69m)

Spacious open plan style area arranged as:

## Dining Area:

UPVC double glazed sliding patio doors to rear garden, recessed spot lights, built in cupboards and book shelf, wood-effect flooring and open plan to:

## Family Area:

UPVC double glazed sliding patio doors to rear garden, recessed spot lights, radiator, television point, wood-effect flooring and coving.

## First Floor Landing:

Coving, radiator, dado rail and doors to bedrooms:

## Bedroom 1:

13'7 x 10'4 (4.14m x 3.15m)

Double glazed window to front, fitted wardrobes with panoramic views over The Meads.

## Bedroom 2:

11'1 x 9'2 (3.38m x 2.79m)

Double glazed window to side, radiator, built in storage with shelving and hanging rail and door to:

## Ensuite Shower Room:

Opaque double glazed window to rear, low level WC, pedestal wash hand basin, tiled shower cubicle, wooden flooring, radiator, coving, recessed spot lights and connecting door to:

## Bedroom 3:

13'0 x 5'6 (3.96m x 1.68m)

Double glazed window to rear with panoramic views, built in cupboards and radiator.

## Rear Garden:

approx 60'0" x 29'6" (approx 18.3 x 9.0)

Attractively presented garden to rear predominately laid to lawn and with steps leading to a raised decked patio seating area with access to timber shed. Stunning elevated views over The Meads and pedestrian gated side access to front.

## Front:

Driveway with side gated pedestrian access to rear and access to:

## Garage:

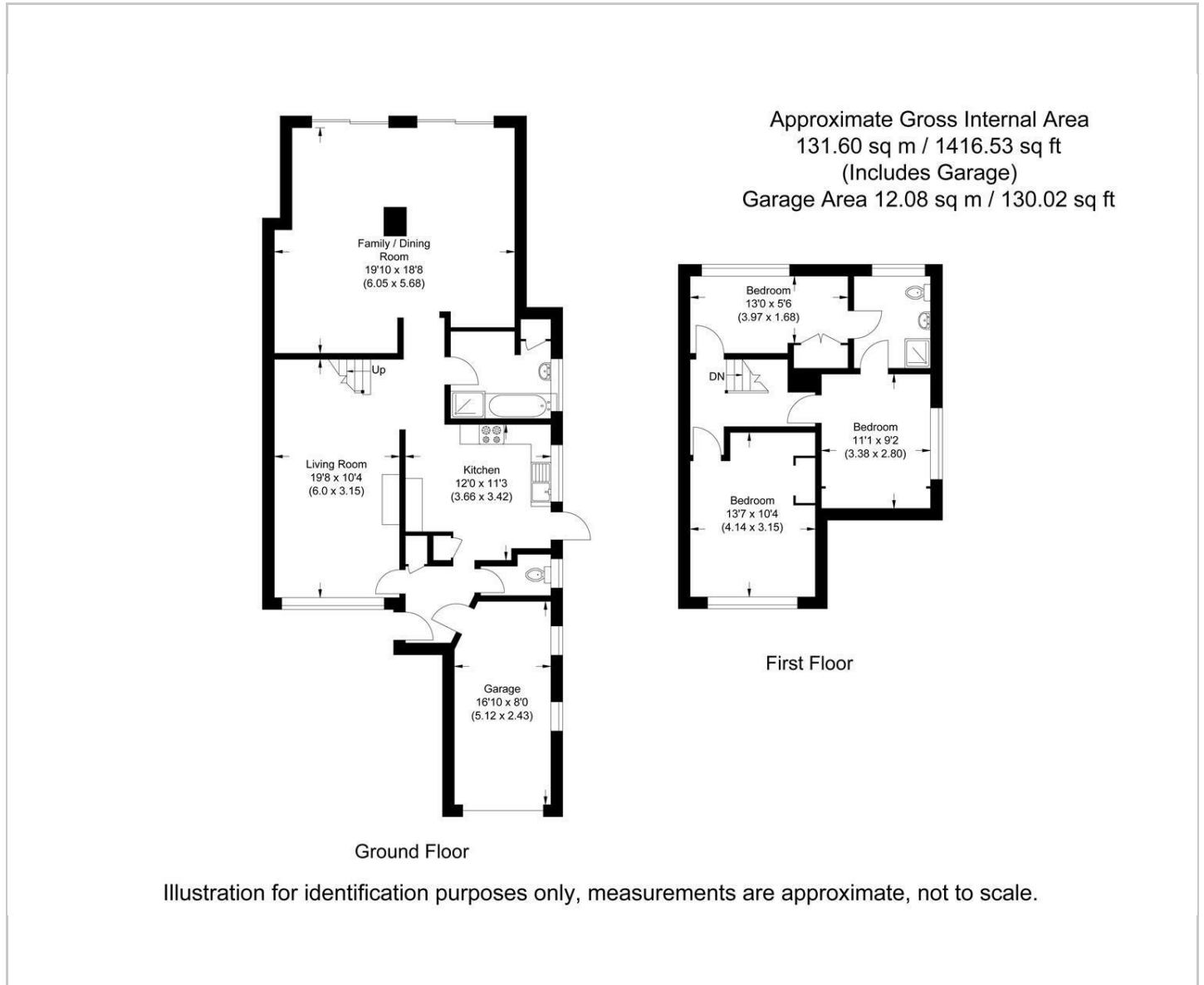
16'10 x 8'0 (5.13m x 2.44m)

Dual UPVC double glazed windows to side and up and over door to front. Wall mounted gas boiler and appliance space for tumble dryer and fridge freezer plus internal door to entrance hall.





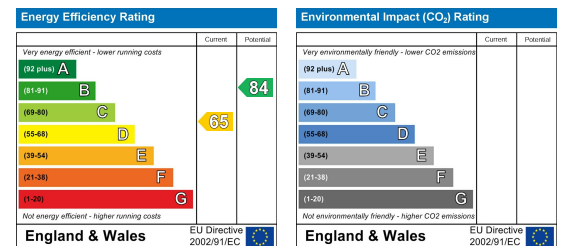
## Floor Plan



## 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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