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moving experience



## 32 Riversmeet

Hertford, SG14 1LE

Price Guide £550,000



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## Storm Porch:

Covered porch with outside cupboard with power connected and appliance space for tumble dryer and front door leading into:

## Entrance Hall:

Karndean wood flooring, radiator, stairs to first floor and doors to:

## Cloakroom:

Opaque uPVC double glazed window to front, refitted suite comprising contemporary style concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, Karndean wood flooring, heated towel rail, walls tiled to half height and recessed spot lights.

## Kitchen:

9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window to front, fitted with a range of base and wall cupboards with contrasting roll edge work surfaces over incorporating single drainer sink unit with mixer tap, appliance space for electric cooker, fridge/freezer, washing machine and dishwasher with plumbing provided, Karndean wood effect flooring, tiled walls and serving hatch.

## Lounge/Diner:

19'11" x 15'0" (6.07m x 4.57m)

Dual aspect UPVC double glazed windows to side and rear and sliding patio door into conservatory, Karndean wood flooring, radiator, under stairs storage cupboard and wall mounted contemporary style gas fire.

## Conservatory:

10'11 x 10'2 (3.33m x 3.10m)

Brick and uPVC double glazed construction with French doors to rear garden, Karndean wood flooring and radiator.

## First Floor Landing:

Stairs to second floor, airing cupboard housing hot water cylinder and doors to:

## Bedroom Two:

13'1" x 9'1" (3.99m x 2.77m)

UPVC double glazed window to rear with far reaching views and radiator.

## Bedroom Three:

9'1 x 8'4 (2.77m x 2.54m)

UPVC double glazed window to front, radiator, telephone and cable points.

## Bedroom Four:

10'5 x 6'0 (3.18m x 1.83m)

UPVC double glazed window to front and radiator.

## Bedroom Five:

10'0 x 6'0 (3.05m x 1.83m)

UPVC double glazed window to rear with far reaching views and radiator.

## Family Bathroom:

9'1 x 7'10 (2.77m x 2.39m)

Opaque uPVC double glazed window to side, refitted white suite comprising concealed cistern WC, vanity wash hand basin with mixer tap and cupboards under, p-shaped bath with curved glass shower screen and mixer tap with power shower over, chrome heated towel rail, tiled flooring, fully tiled walls, recessed spot lights and extractor fan.

## Second Floor:

### Master Bedroom:

16'3 x 9'8 (4.95m x 2.95m)

UPVC double glazed window to rear with far reaching views, radiator, large eaves storage with lighting and housing gas boiler, fitted with an extensive range of built in wardrobes and drawer units and door to:

### En-Suite Shower:

5'11 x 5'8 (1.80m x 1.73m)

Opaque uPVC double glazed window to rear, white suite comprising low level WC, corner shower cubicle, vanity wash hand basin with mixer tap and cupboard under, heated towel rail, fully tiled walls and flooring.

### Rear Garden:

approx 35'0 (approx 10.67m)

Approx 35' south facing paved garden to rear with planted borders and enclosed by panel fencing with 6 x 6ft wooden shed and outside tap.

### Garage En-Bloc

Single garage arranged en-bloc near by with up and

over door plus further casual residents and visitors parking available.

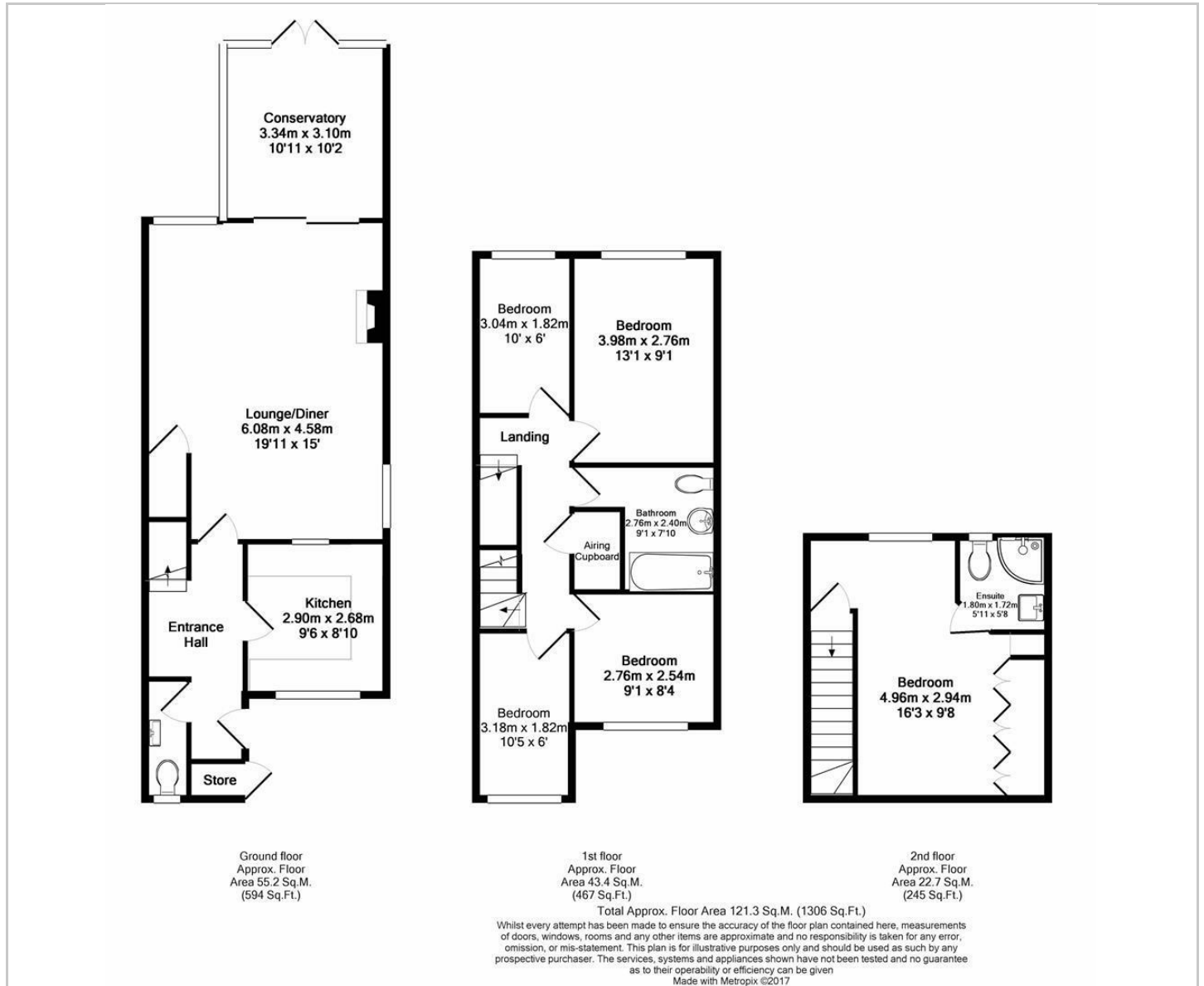
### Tenure:

Freehold.

Service Charge - £300 per annum.



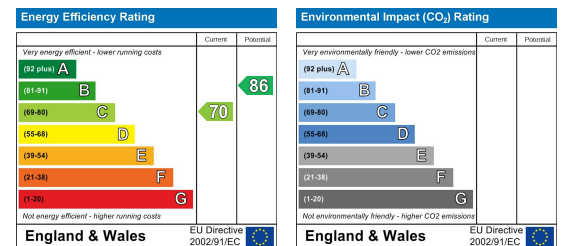
## Floor Plan



## 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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