

shepherds

A better home
moving experience



7 Springfield Lodge

Hertford, SG13 8GL

Price Guide £500,000



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Private front door into:

Entrance Hall:

13'2 x 8'4 (4.01m x 2.54m)

Wall height radiator, tiled flooring, feature stained glass window to front and door into:

Living Room:

21'3 x 12'10 (6.48m x 3.91m)

Window to front, tiled flooring with under floor heating, television and telephone points, recessed spot lights, double doors into office, opens into inner hallway and open to:

Kitchen/Dining Area:

20'2 x 8'6 (6.15m x 2.59m)

Window to front, tiled flooring with under floor heating, recessed spotlights, fitted with an extensive range of gloss modern base and wall cupboards with granite work surfaces over and inset circular sink unit with rinser tap over, built in Bosch stainless steel double oven with separate stainless steel hob and stainless steel extractor hood over with glass splash back, further tiled splash backs, integrated Siemens dishwasher, integrated Bosch fridge and freezer, integrated Hotpoint washer dryer.

Office/Study:

10'6 x 9'2 (3.20m x 2.79m)

Recessed spotlights, tiled flooring with under floor heating and large recessed airing cupboard housing hot water cylinder.

Inner Hallway:

Tiled flooring, radiator, recessed spotlights and doors to:

Bedroom One:

15'8 x 14'2 (4.78m x 4.32m)

Wall height radiator, wood flooring, recessed

spotlights, television and telephone points, built in gloss wardrobes, French doors to private decked patio and door to:

En-Suite Shower Room:

Luxury fitted suite comprising low level WC, vanity wash hand basin with mixer tap, shower cubicle, fully tiled room, chrome towel radiator and extractor fan.

Bedroom Two:

13'5 x 9'1 (4.09m x 2.77m)

Window to side and radiator.

Bathroom:

8'10 x 5'7 (2.69m x 1.70m)

Luxury fitted suite comprising low level WC, tile enclosed bath with mixer tap and wall mounted shower attachment, vanity wash hand basin with granite worktop and mixer tap, shaver point, fully tiled room, recessed spot lights and extractor fan.

Private Patio:

A delightful private and secluded patio area accessed from the master bedroom.

Garage and Parking:

One allocated parking space accessed via secure gates and additional garage with power and light connected.

Outside:

Attractive landscaped and private communal grounds providing a high degree of seclusion arranged over different levels and comprising maturely planted and lawned areas and two paved terraces with seating.

Tenure:

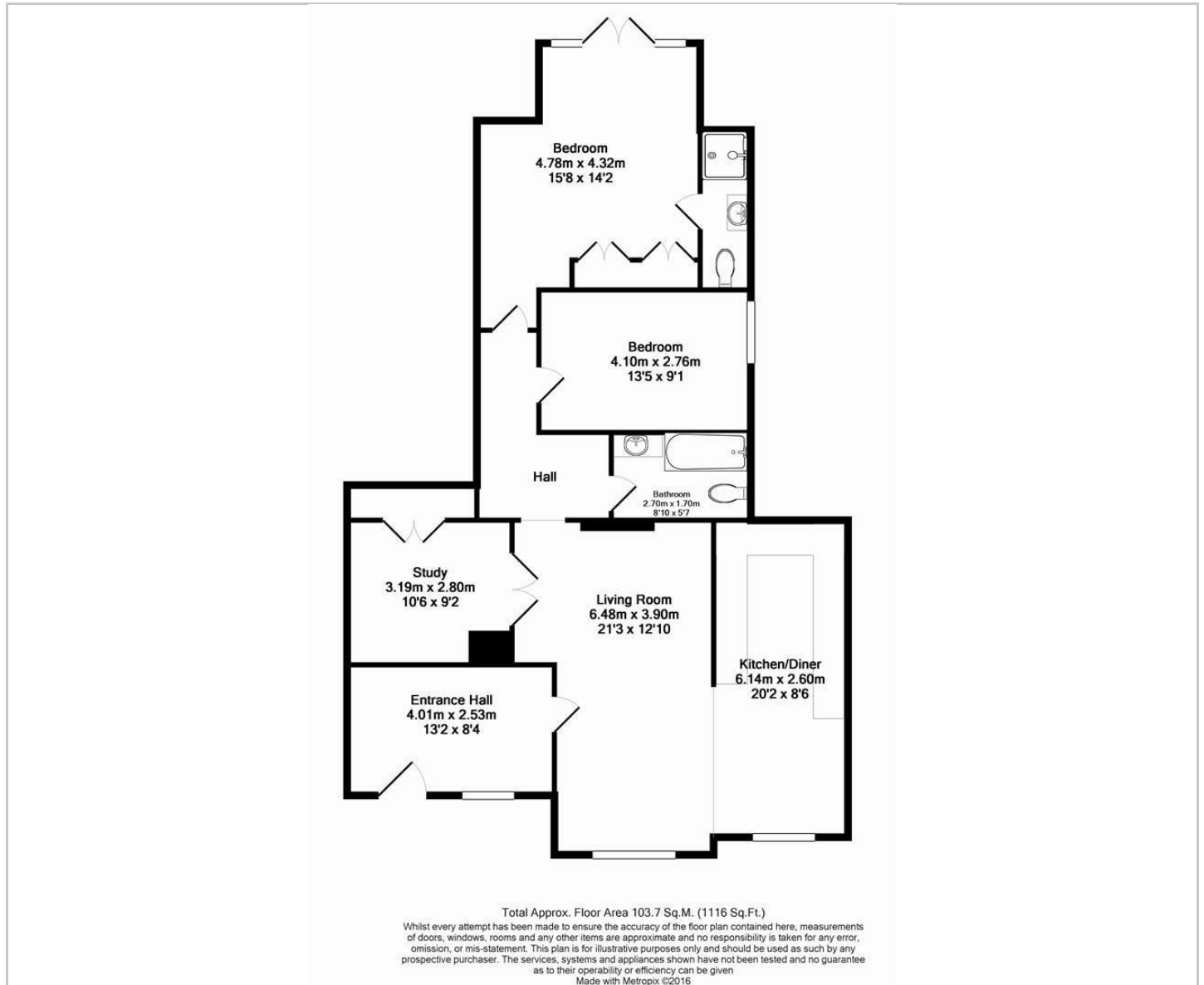
Leasehold - 151 years remaining.

Service Charge - Approx £2,000 per annum

Ground Rent - £200 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.

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Energy Performance Graph

