

shepherds

A better home
moving experience



18 Burns Green

Benington, SG2 7DA

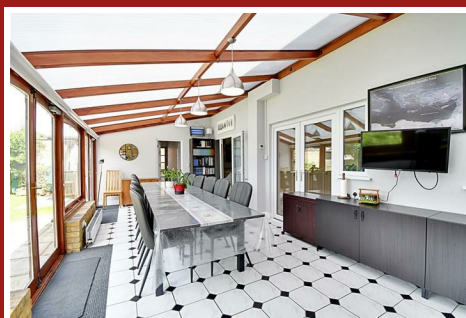
Price Guide £985,000



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Front door into:

Entrance Hall:

Understairs cupboard, stairs to first floor and doors to:

WC:

Low level WC and wash hand basin with mixer tap.

Kitchen/Diner:

30'9 x 8'6 (9.37m x 2.59m)

Comprising of:

Dining Room:

Triple aspect UPVC double glazed window to front and sides.

Kitchen:

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating stainless steel sink with mixer tap and drainer, built in ovens, four ring hob with extractor fan over, appliance space for fridge and freezer, UPVC double glazed window to side and rear and door to:

Utility Room:

8'7 x 7'11 (2.62m x 2.41m)

Fitted with a range of base and wall units with contrasting roll edge worksurface, built in cupboards, appliance space for dishwasher, washing machine and dryer, door to conservatory.

Living Room:

24'11 x 15'7 (7.59m x 4.75m)

Radiator, wood burner, coving, UPVC double glazed window to front, door opening to conservatory and door to:

Study:

12'6 x 7'1 (3.81m x 2.16m)

UPVC double glazed window to side, coving and radiator.

Conservatory:

26'9 x 11'6 (8.15m x 3.51m)

Brick built with radiator, two sets of doors opening to garden and double glazed windows to rear and door to:

Hallway:

Door to outside, loft access and doors to:

Shower Room:

10'4 x 5'5 (3.15m x 1.65m)

Low level WC, wash hand basin with mixer tap, walk in shower, tiled throughout, radiator and opaque UPVC double glazed window to rear.

First Floor Landing:

Cupboards, loft access and doors to:

Bedroom One:

20'8 x 9'4 (6.30m x 2.84m)

Dual aspect UPVC double glazed windows to rear and side, radiator and eaves storage.

Bedroom Two:

11'1 x 10'10 (3.38m x 3.30m)

UPVC double glazed window to front, radiator, built in wardrobe and door to:

Ensuite:

7'5 x 7'2 (2.26m x 2.18m)

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, walk in shower, tiled, chrome heated towel rail and opaque UPVC double glazed window to front.

Bedroom Three:

17'4 x 14'0 (5.28m x 4.27m)

UPVC double glazed window to front and radiator.

Bedroom Four:

12'7 x 8'6 (3.84m x 2.59m)

UPVC double glazed window to front and radiator.

Bedroom Five:

11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed window to rear and radiator.

Bathroom:

7'11 x 5'11 (2.41m x 1.80m)

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower head above, opaque UPVC double glazed window to rear.

Garden:

approx 131'2" x 59'0" (approx 40m x 18m)

Mainly laid to lawn with paved seating area and enclosed by panel fencing, pedestrian gated side access, two sheds, outside tap and light.

Garage:

16'8 x 10'4 (5.08m x 3.15m)

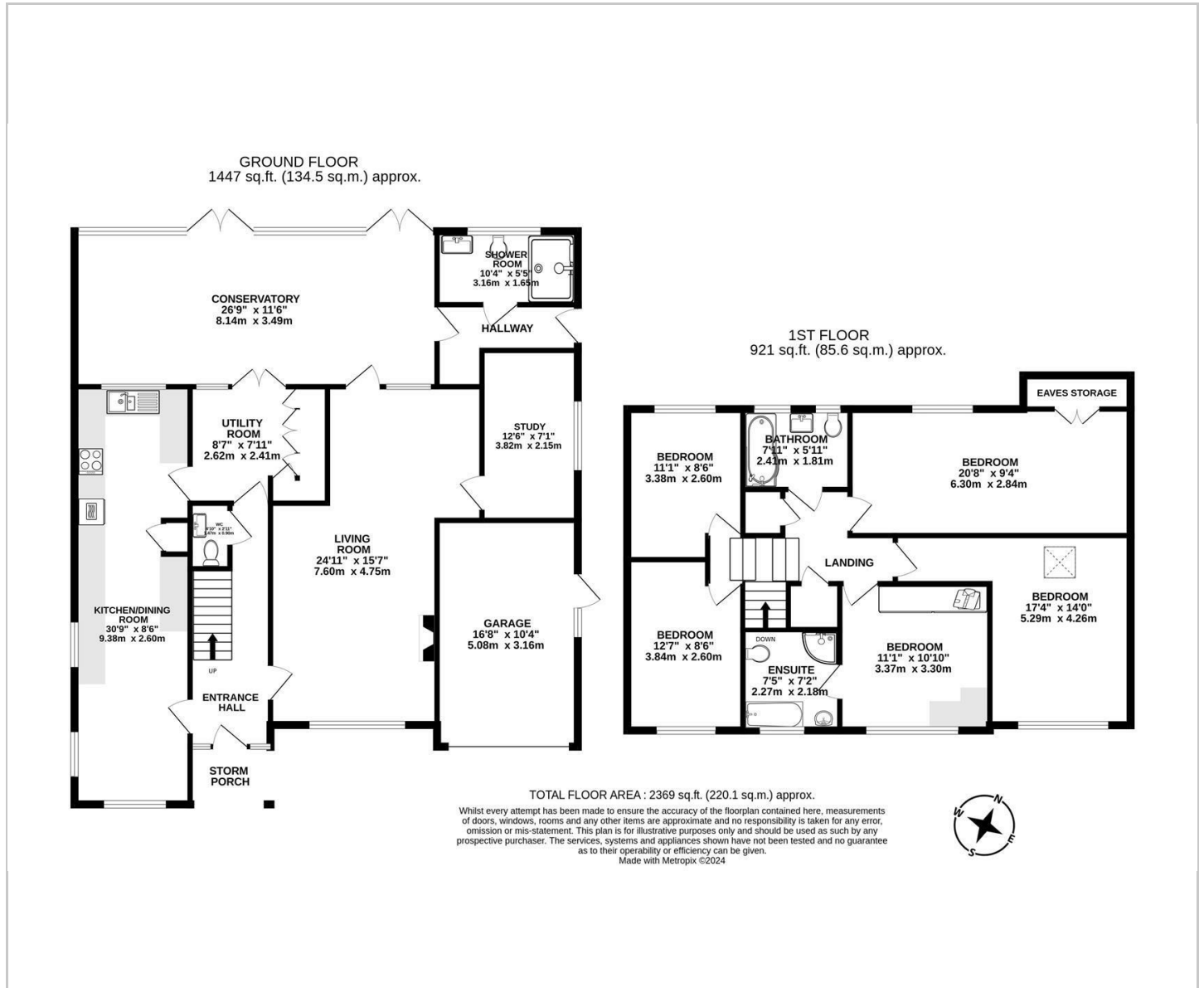
Up and over door with power and light.

Driveway and Car Port:

Providing ample off street parking.



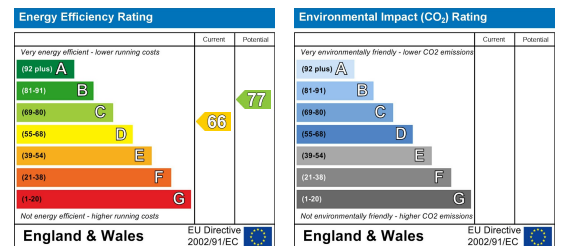
Floor Plan



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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