

shepherds

A better home
moving experience



84 North Road

Hertford, SG14 2BU

Price Guide £850,000



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Front door into:

Entrance Hall:

Radiator, cupboard, stairs to first floor and door to:

Living Room:

12'8 x 12'7 (3.86m x 3.84m)

UPVC double glazed window to front, radiator, fireplace and picture rail.

WC:

7'1 x 3'9 (2.16m x 1.14m)

Low level WC, wash hand basin with mixer tap, radiator, tiled to half height and opaque UPVC double glazed window to front.

Family Room:

11'10 x 11'5 (3.61m x 3.48m)

Radiator, fireplace and opening to:

Kitchen/Diner:

23'3 x 22'2 (7.09m x 6.76m)

With underfloor heating and comprising of:

Dining Area:

Bifold doors opening to rear garden.

Kitchen:

Fitted with a range of contemporary base and wall mounted units with contrasting work surface incorporating one and half bowl sink with mixer tap and drainer, built in ovens and dishwasher, six ring gas hob with extractor fan over, appliance space for American fridge/freezer and door to:

Utility Room:

8'8 x 6'10 (2.64m x 2.08m)

Contemporary base units, single bowl sink with mixer tap, radiator, appliance space for washing machine and door opening to garden.

First Floor Landing:

Cupboard, loft access, opaque UPVC double glazed window to side and doors to:

Bedroom One:

14'7 x 12'1 (4.45m x 3.68m)

UPVC double glazed window to rear, radiator, built in wardrobes and doors to:

En-Suite:

8'11 x 3'2 (2.72m x 0.97m)

Low level WC, wash hand basin with mixer tap, walk in shower, tiled to half height and chrome heated towel rail.

Bedroom Two:

12'8 x 10'11 (3.86m x 3.33m)

UPVC double glazed window to front and radiator.

Bedroom Three:

11'5 x 10'1 (3.48m x 3.07m)

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

Bedroom Four:

9'6 x 7'6 (2.90m x 2.29m)

UPVC double glazed window to front and radiator.

Family Bathroom:

9'0 x 8'8 (2.74m x 2.64m)

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

Rear Garden:

approx 131'2" (approx 40.0)

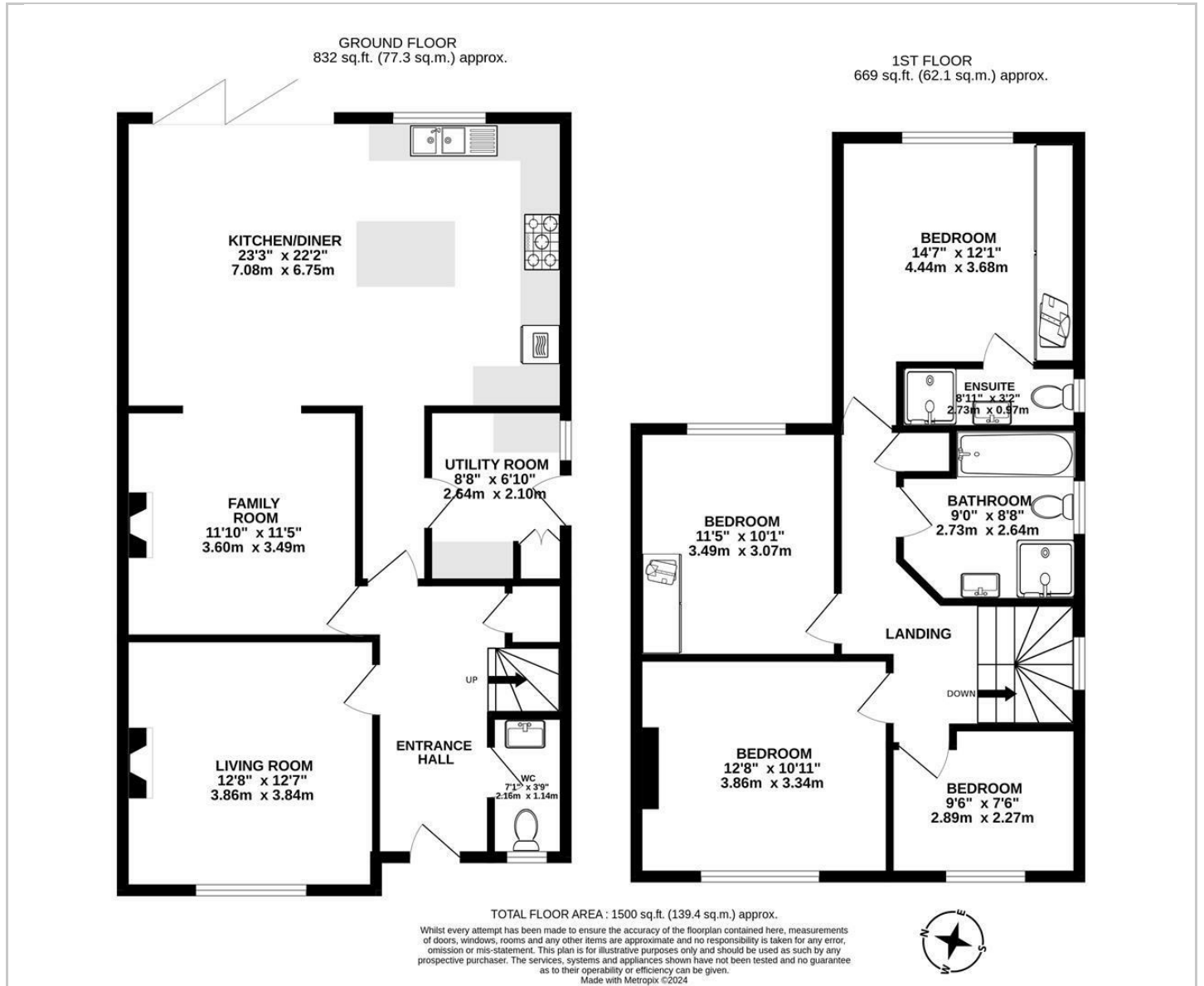
Raised patio with steps leading to mainly laid to lawn garden and enclosed by panel fencing, pedestrian gated side access, outside tap and light, shed, power and further decking area at rear.

Driveway:

Driveway providing off street parking for multiple cars.



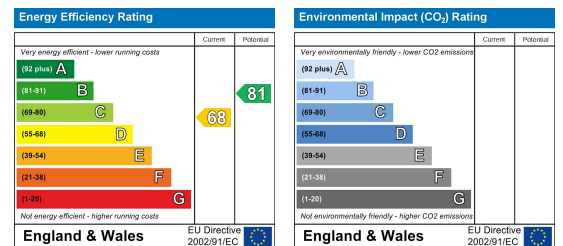
Floor Plan



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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