

shepherds

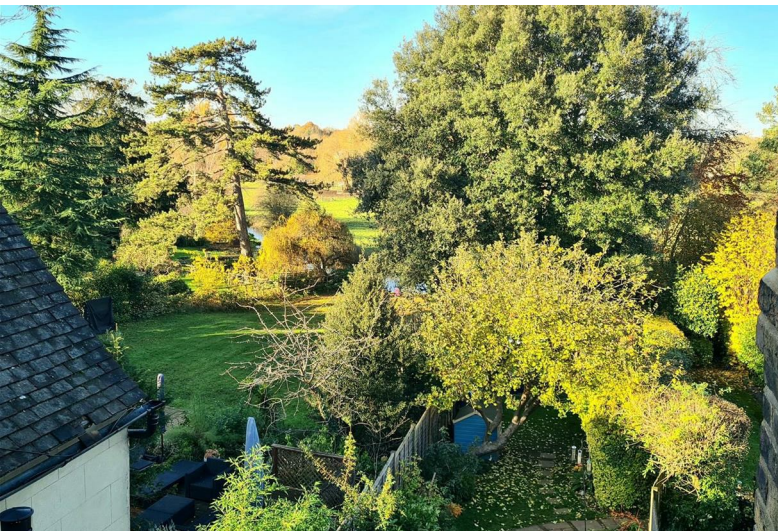
A better home  
moving experience



## 46 West Street

Hertford, SG13 8EZ

Price Guide £600,000



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Front door into:

### Entrance Hall:

Radiator, stripped and varnished oak floor boards, dado rail, stairs to first floor, stairs down to basement and doors to:

### Living Room:

14'4 x 9'7 (4.37m x 2.92m)

Sash window to front with original wooden shutters, fireplace, radiator and door to:

### Dining Room:

13'5 x 10'1 (4.09m x 3.07m)

Window to rear, feature fireplace, two radiators, stripped and varnished pine floor boards, television point, built in cupboard to recess, integrated fridge freezer and built in cupboard unit and door to:

### Kitchen:

7'10 x 6'8 (2.39m x 2.03m)

Window to side and door to garden, fitted with a range of base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, tiled splash backs, tiled flooring with underfloor heating, built in stainless steel oven with separate induction hob and extractor hood, integrated slimline dishwasher.

### Basement/Study:

12'5 x 12'1 (3.78m x 3.68m)

(6'5 head height) Lightwell to front, recessed spot lights, built in wardrobes and radiator.

### First Floor Landing:

Stairs to second floor and doors to:

### Bedroom One:

14'4 x 13'5 (4.37m x 4.09m)

Sash window to front, original Victorian fireplace, radiator, recessed cupboard and built in wardrobes.

### Bathroom:

10'1 x 7'8 (3.07m x 2.34m)

Window to rear, tiled flooring with under floor heating, tiled walls in suite area, feature fireplace, chrome heated towel rail, fitted with a four piece suite comprising low level WC, vanity wash hand basin with drawer unit under, roll edge bath with mixer tap and shower attachment, fully tiled shower cubicle with rainfall head and separate hand rinser.

### Utility Room:

7'4 x 5'9 (2.24m x 1.75m)

Window to rear, wall mounted combination gas boiler, large built in storage cupboards and work surface with appliance space under for washing machine.

### Second Floor Landing:

Window to rear and doors to:

### Bedroom Two:

12'3 x 8'0 (3.73m x 2.44m)

Window to front, access to loft space, radiator and fitted wardrobe.

### Bedroom Three:

8'1 x 5'7 (2.46m x 1.70m)

Window to rear and radiator.

### Rear Garden:

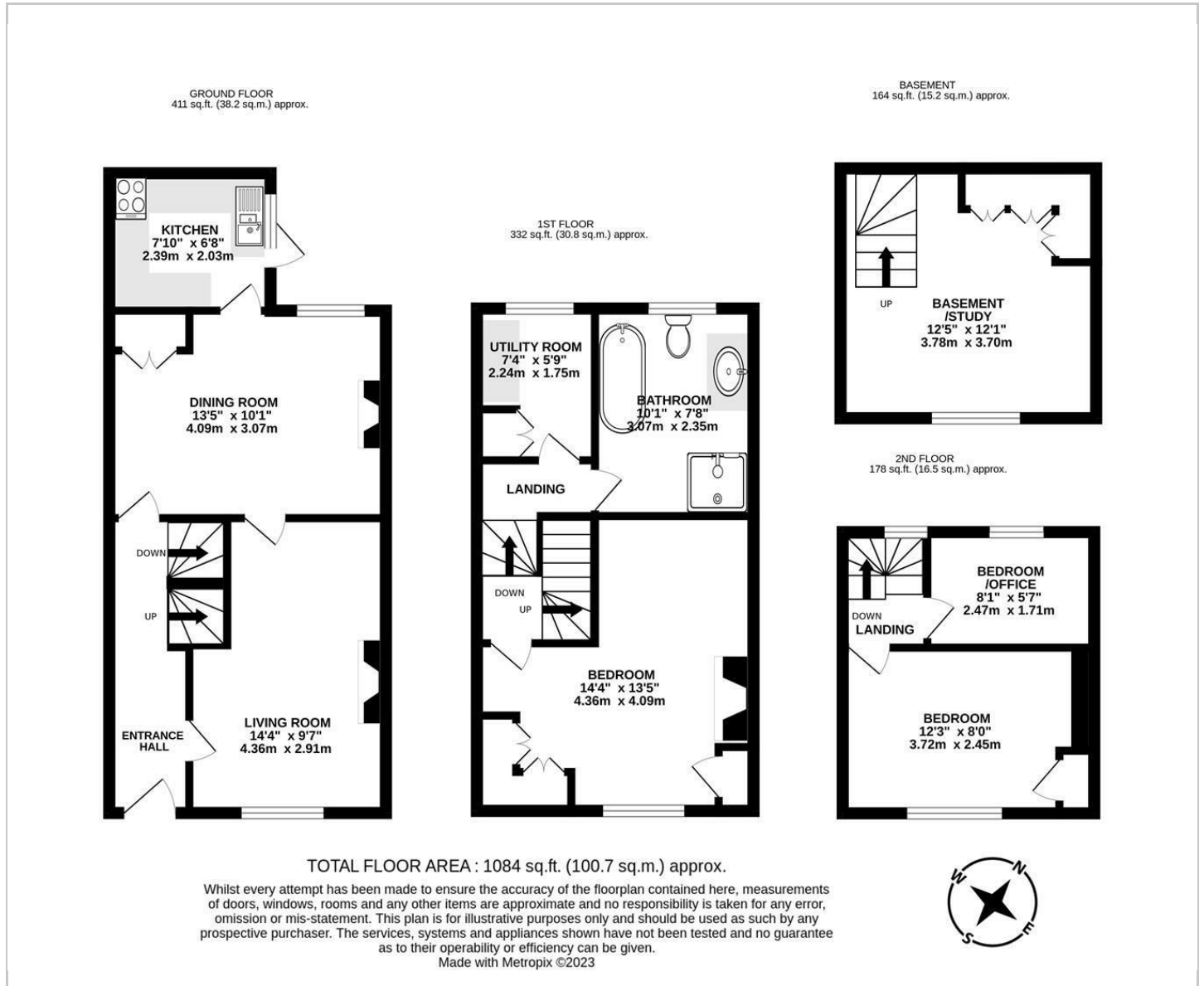
approx 100'0" (approx 30.5)

Delightful 100' west facing garden affording much

privacy, extensive shaped lawn with paved patio, established and mature planted borders, hard standing for timber shed and enclosed by panel fencing. Outside brick store with high level WC. Outside tap.



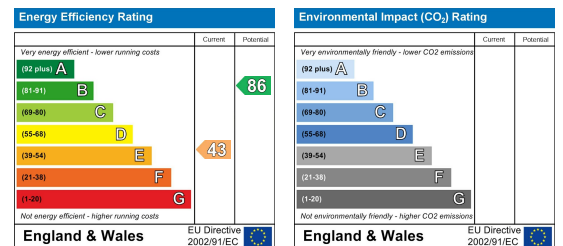
# Floor Plan



## 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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