

Friars Road, Weston, Hertfordshire, SG4 7BA.
Guide Price £625,000-£650,000



Offered with a GUIDE PRICE of £625,000 to £650,000 and 'CHAIN FREE' situated in the popular village of Weston which has a local convenience store and the family and dog friendly The Cricketers public house is this very well presented four bedroom semi detached family home. The property has a well proportioned entrance hall, family lounge along with a open plan kitchen dining room benefitting from full width Bi-Fold doors opening out into the rear garden.

On the first floor are three bedrooms(one currently used as a home office) a family bathroom and to the second floor is the master bedroom complete with an Ensuite.

To the front there is parking for 2/3 vehicles and the rear garden has raised patio which leads down to the lawned area and subsequently into the 22ft games room.

Within a five minute drive of the A1(M) and a six minute drive to the local Tesco Superstore in Baldock, the mainline train station can get you into London Kings Cross in approximately 37 minutes! The property is surrounded by open fields so ideal for dog walkers or those who just enjoy the open countryside.

Entrance Hallway

17'2 x 5'7

Double glazed composite front door with glazed side panel, double glazed window to the front aspect with fitted plantation blinds, built in floor to ceiling cloak storage cupboard, two radiators(one vertical mounted), herringbone flooring, inset spotlights, stairs to the first floor.

Inner Hallway

3'8 x 3'4

Herringbone flooring, doors to both the boiler room and WC.

Family Lounge

16'6 x 11'0

Double glazed window to the front aspect with fitted plantation blind, vertical mounted radiator, one wall with inset media area, inset spotlights.

Kitchen/Dining Room

17'7 x 15'8

Double glazed bi-fold doors to the rear garden and twin Velux windows, modern grey wall and base units with complementary white quartz style work tops and under unit lighting, built in appliances comprising of double oven, fridge/freezer, induction hob and dishwasher. Inset sink with 'Quooker' mixer tap over, centre island and breakfast bar, inset spotlights, vertical mounted radiator, herringbone flooring, understairs storage cupboard and door to utility room.

Downstairs WC

5'10 x 3'0

Cistern enclosed low level WC, wall mounted vanity wash hand basin, inset spotlights, feature panelled wall, herringbone flooring.

Utility Room

9'3 x 7'5

Double glazed door and window to the rear aspect, plumbing for a washing machine, space for either a tumble dryer or wine fridge, radiator

Boiler Room

4'6 x 2'11

Housing Ideal Boiler, Hot Water Tank and Controls

First Floor landing

9'4 x 4'10

Doors to all the bedrooms, double glazed window to the side aspect, radiator and doors to the bedrooms and family bathroom, inset spotlights.

Bedroom Two

10'1 x 8'9

Double glazed window to the rear aspect, radiator, fitted floor to ceiling mirror fronted wardrobes

Bedroom Three

9'7 x 8'11

Double glazed window to the rear aspect, radiator.

Bedroom Four/Office

7'8 x 5'4

Double glazed window to the front aspect, radiator.

Family Bathroom

7'7 x 5'7

Double glazed opaque window to the front aspect, panel enclosed bath with mixer taps over, rainfall shower and handset, cosmetic alcove, fully tiled splashbacks and flooring, cistern enclosed low level WC, wall hung vanity wash hand basin, inset spotlights, heated chrome towel rail.

Second Floor

Stairs leading up to the master bedroom, Velux window.

Master Suite

14'5 x 12'4

Double glazed window to the rear aspect, twin Velux windows to the front aspect, radiator and door to the ensuite.

Ensuite

7'4 x 4'1

Double glazed opaque window to the rear aspect, built in shower cubicle with rainfall shower and separate handset, cistern enclosed low level WC, wall hung vanity wash hand basin, fully tiled splashbacks, heated chrome towel rail, inset spotlights.





Frontage

Block paved hardstanding driveway for 2 to 3 vehicles, flower bed border, canopy porch to the front door,

Rear Garden

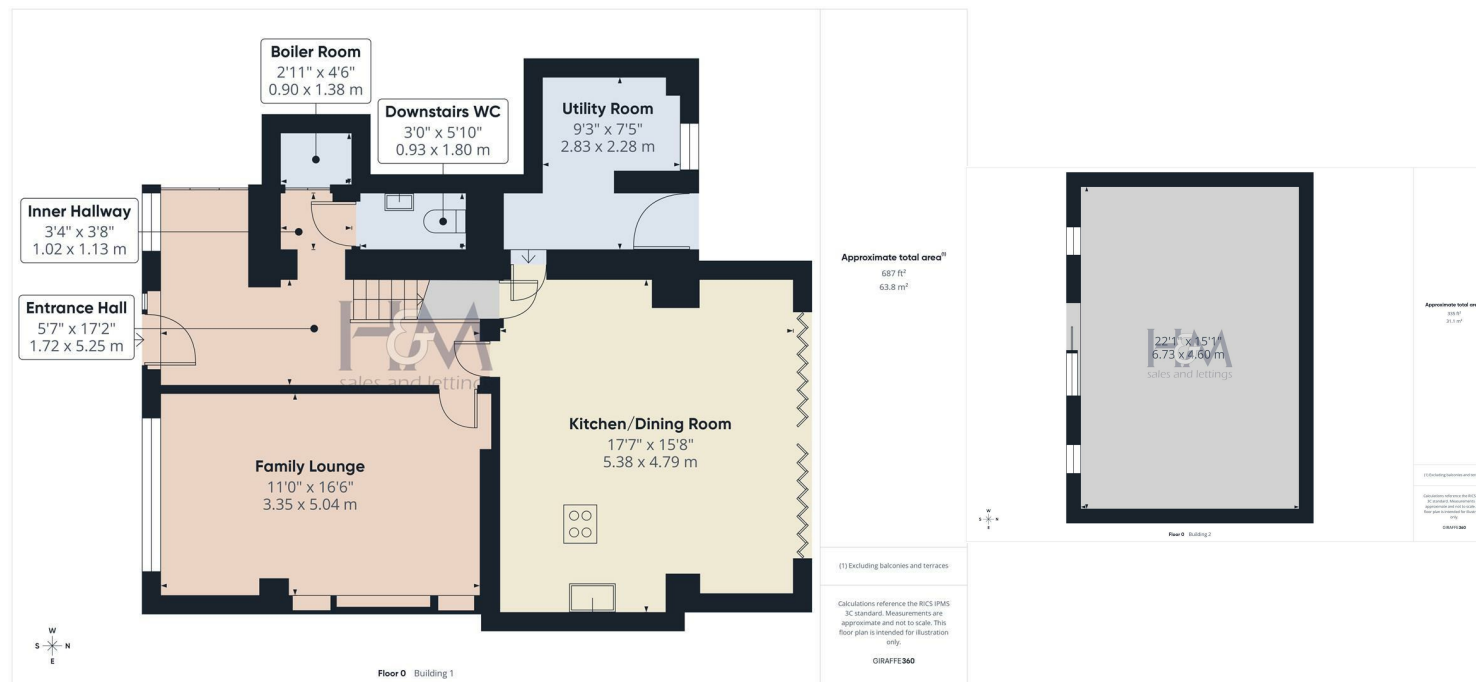
Raised patio area leading off the bi-fold doors with dwarf retaining wall, steps down to the lawned area with paved path to the games room, enclosed timber fencing.

Games Room/Home Office

22'1 x 15'1

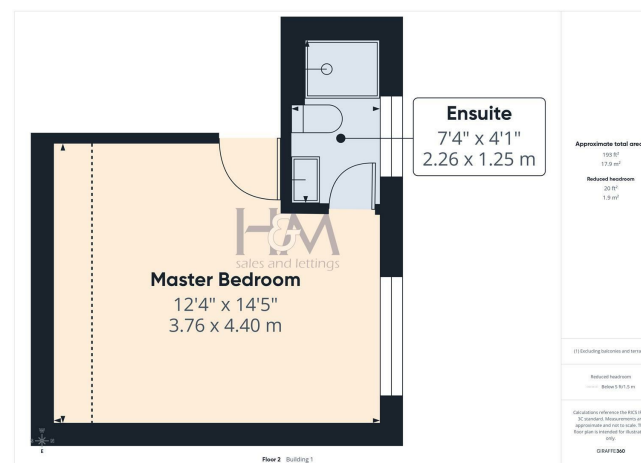
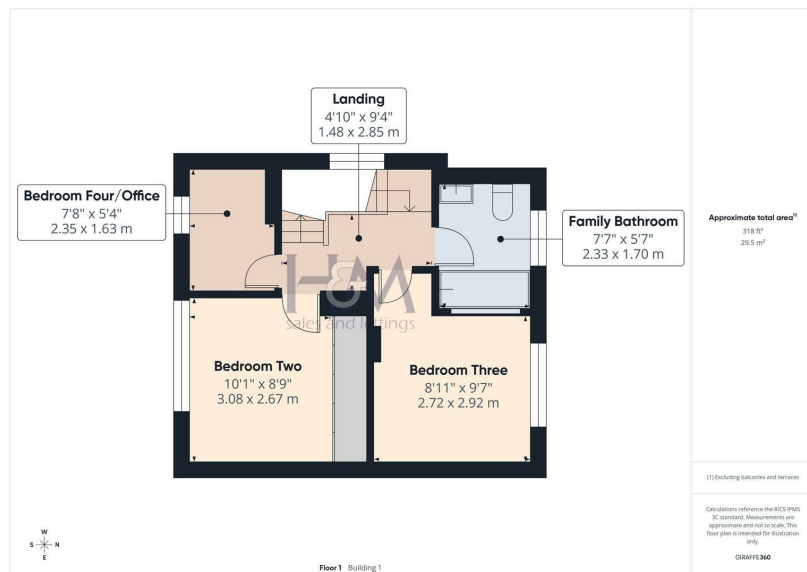
Fantastic games and entertaining room which is fully insulated, double glazed windows and patio door to the rear garden, underfloor heated tiled herringbone flooring, inset spotlights.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

