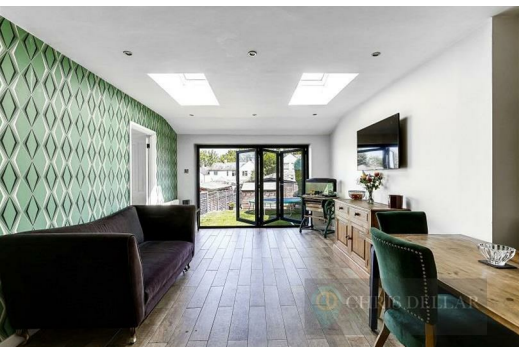




**35 Page Road | Hertford | SG13 7JN**

**Asking Price £450,000**

Extended 1930s mid-terrace house situated in the highly desirable SG13 postcode of Hertford, a short walk from the town centre and Hertford East station. Three double bedrooms and family bathroom on the first floor with sitting room, kitchen/dining/family room, downstairs cloakroom/wc and utility room on the ground floor. The property benefits from gas fired central heating, double glazing and a Howden kitchen. Features include underfloor heating to kitchen/dining/ family room, working fireplace in the sitting room and understairs work space with phone point. Outside there is a low maintenance front garden, lawned rear garden, timber storage shed, detached garage and driveway for two vehicles. VIEWING HIGHLY RECOMMENDED!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Replacement Front Door

Composite front door to:

### Hallway

Stairs to first floor. Door to :

### Sitting Room

**13'9 x 13'5 (4.19m x 4.09m)**

uPVC double glazed bay window to front. Art Nouveau style fire place with tiled slips, wooden mantel and surround. Radiator. Door to kitchen and opening to understairs storage cupboard containing work area with telephone point.

### Kitchen/Diner/Family Room

**21'3 x 17'2 (6.48m x 5.23m)**

Aluminium bi-fold doors to rear garden. Howdens kitchen cupboards comprising wall and base units incorporating drawers, display cabinet, woodblock oak worktops and a single bowl sink with a swan neck mixer tap. Space & gas point for a gas fired range cooker. Integrated dishwasher, Rangemaster extractor and fridge/freezer. Ceramic floor tiles with underfloor heating. Inset downlights. Door to :

### Cloakroom/WC

Aluminium double glazed window with obscured glass to rear. Wash hand basin inset into vanity unit and low flush w/c. Radiator. Ceramic floor tiles. Bi- fold door to:

### Utility Room

Plumbing for washing machine and space for condensing tumble drier. Shelving. Ceramic floor tiles

### Landing

Access to partially boarded loft with pull down ladder and light. Doors to :

### Bedroom One

**13'5 x 8'10 (4.09m x 2.69m)**

uPVC double glazed window to rear. Radiator. Airing cupboard with lag cylinder with linen shelving.

### Bedroom Two

**11'0 x 9'2 (3.35m x 2.79m)**

uPVC double glazed window to front Radiator. Period style fire place.

### Bedroom Three

**9'10 x 8'2 (3.00m x 2.49m)**

uPVC double glazed window to rear. Radiator.

### Bathroom

**6'11 x 5'7 (2.11m x 1.70m)**

uPVC double glazed window with obscured glass to front. Suite comprising high flush w/c, panel enclosed bath with shower over & shower screen, and wall mounted wash hand basin with towel rail beneath. Tiling to splashback. Fitted bathroom cabinet. Wood laminate flooring.

### EXTERIOR

#### Front Garden

Mainly laid to lawn with pathway to front door.

#### Rear garden

**58' (17.68m)**

Lawn with short flight of steps down to pathway providing access to shed, garage and driveway.

#### Garage

Up & over door to front. Two windows and single door to side.

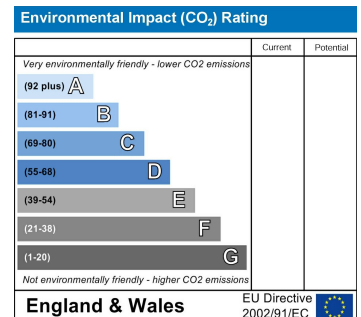
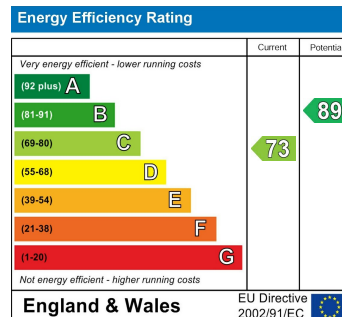
#### Driveway

(Accessed via rear roadway). Providing parking for two vehicles.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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