

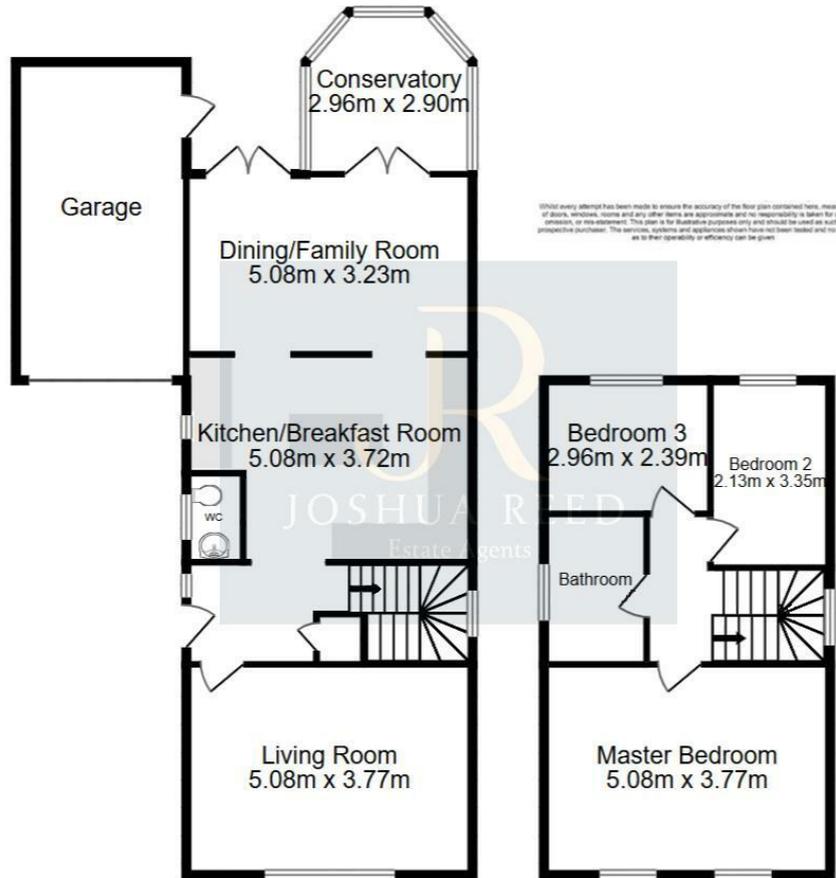


3 Bed House - Detached
located in



JOSHUA REED
Estate Agents

12 Rushen Drive
Hertford Heath
SG13 7RB



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

£599,995

CONTACT

23-27 Maidenhead Street
Hertford
Hertfordshire
SG14 1DW

EMAIL

josh@joshua-reed.co.uk

TELEPHONE

01992 917388

www.joshua-reed.co.uk

SUMMARY

A three bedroom detached family home situated on this cul de sac in the sought after and picturesque village of Hertford Heath. Rarely available, the property offers fantastic accommodation with excellent potential and scope for further extension (stpp).

Nice size living room with feature fireplace, modern kitchen with integrated appliances leading into the family/dining room which is a very social-able area. Conservatory, downstairs WC, three double bedrooms and family bathroom.

Externally, is a great size rear garden that is currently in various sections such as allotment, hot tub, seating area and patio. Parking for 3/4 cars on the driveway, plus garage. A great home with lots of potential for modernisation and improvement.

Arrange your viewing today.

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	