



Elliot Heath
ESTATE AGENTS

73 Cromwell Road, Hertford
Guide Price £500,000

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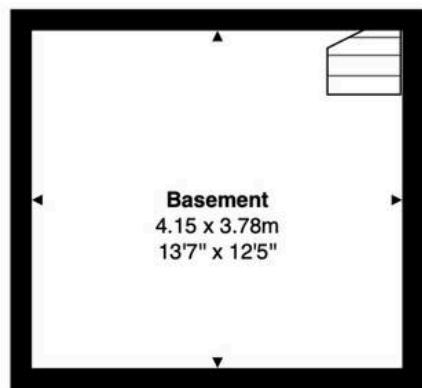
Hertford, Hertford

Charming 2 double bedroom period home blending character with modern living. Living/dining room, bright kitchen, basement room, sunny garden backing onto allotments, close to town, station & schools.

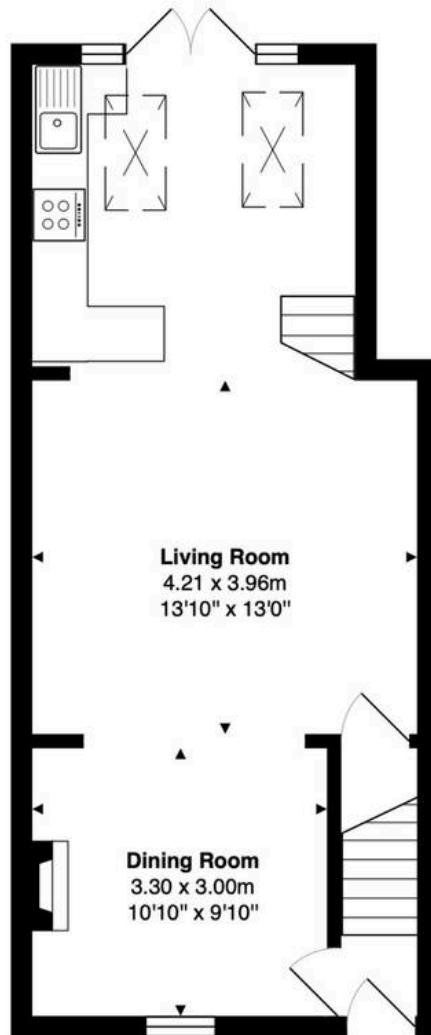
Council Tax band: D

Tenure: Freehold



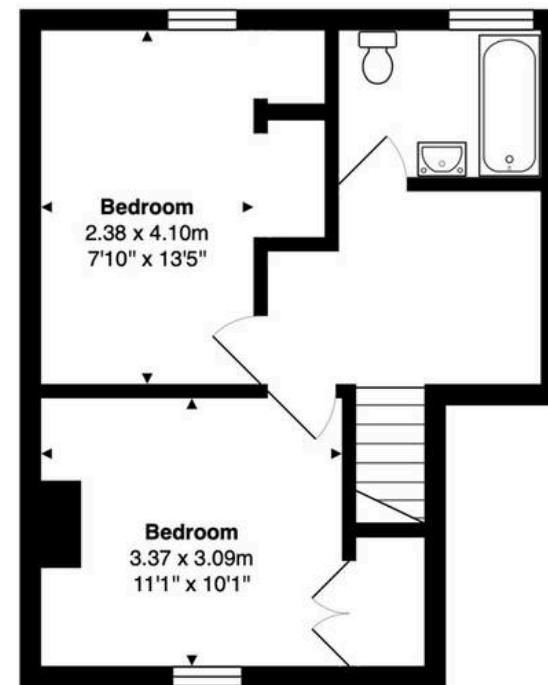


Basement
Area: 15.7 m² ... 169 ft²



Ground Floor
Area: 43.4 m² ... 467 ft²

Total Area: 94.8 m² ... 1020 ft²



First Floor
Area: 35.7 m² ... 384 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With stairs rising to first floor landing, radiator, door to:

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

With double glazed sash style window to front aspect, radiator, attractive feature fireplace, wood flooring, open to:

Living Room

13' 10" x 13' 0" (4.21m x 3.96m)

With under stairs storage cupboard, wood flooring, radiator, steps down to:

Kitchen

With double glazed double doors opening onto the rear garden and two skylight windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, wood flooring, stairs to:

Basement

13' 7" x 12' 5" (4.15m x 3.78m)

Useful basement room that would lend itself to a home office/playroom or occasional bedroom.

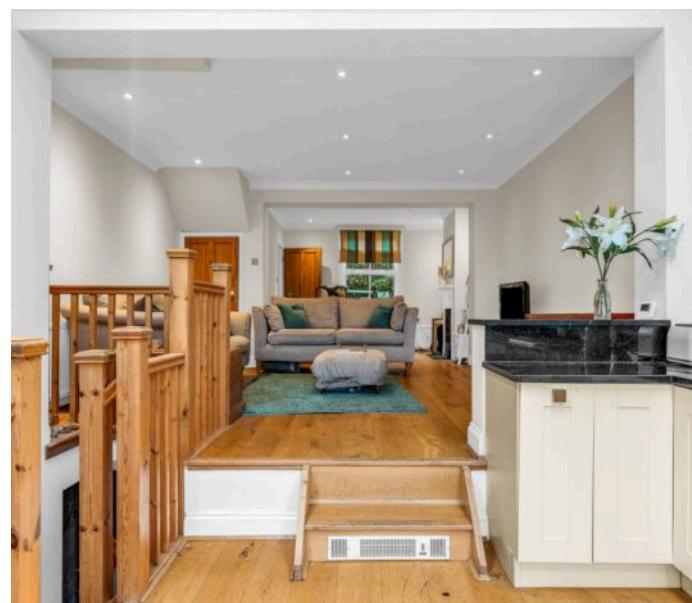
First Floor Landing

Generous landing with wood flooring, radiator, loft access and doors to:

Bedroom One

7' 10" x 13' 5" (2.38m x 4.10m)

With double glazed sash style window to rear aspect overlooking allotments and countryside beyond, radiator, wardrobe recess.



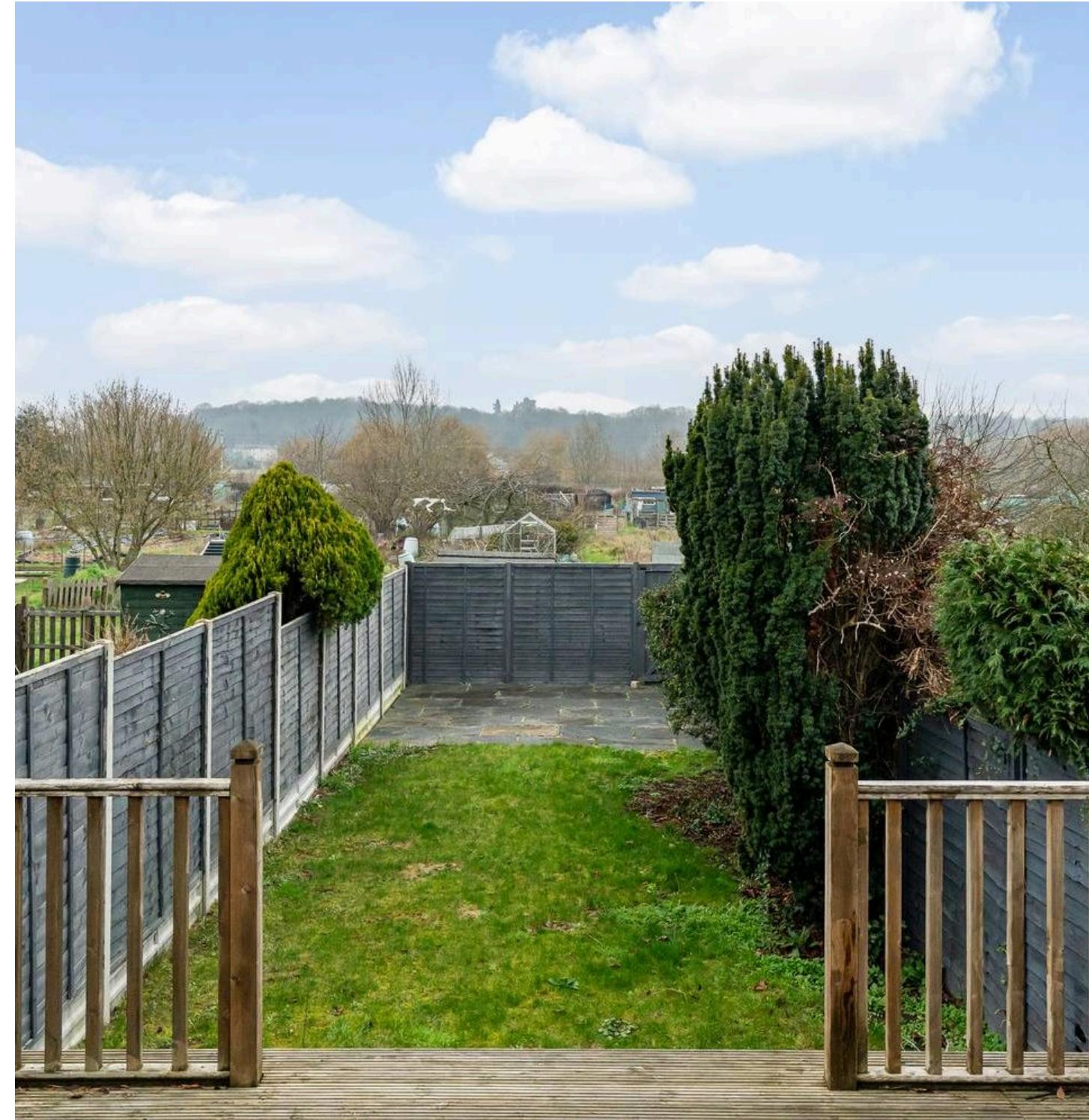
Bedroom Two

11' 1" x 10' 2" (3.37m x 3.09m)

With double glazed sash style window to front aspect, radiator, wood flooring, built in wardrobe cupboard.

Bathroom

With double glazed sash style window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





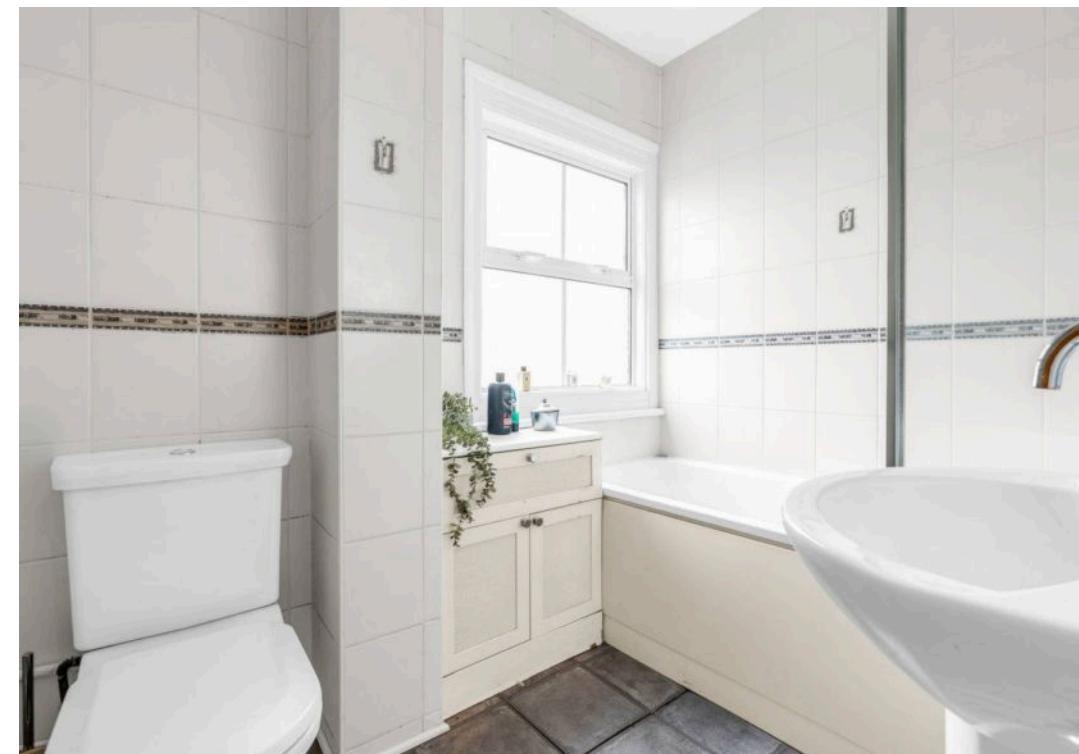
FRONT GARDEN

An attractive, low-maintenance paved front garden, discreetly screened by hedging and offering gated access to the rear garden.

REAR GARDEN

A generous rear garden featuring a raised decked seating area, steps leading down to a lawn bordered by mature planting, gated rear access, and stunning open views across allotments and the surrounding countryside.







Elliot Heath Estate Agents

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