



JR  
JOSHUA REED



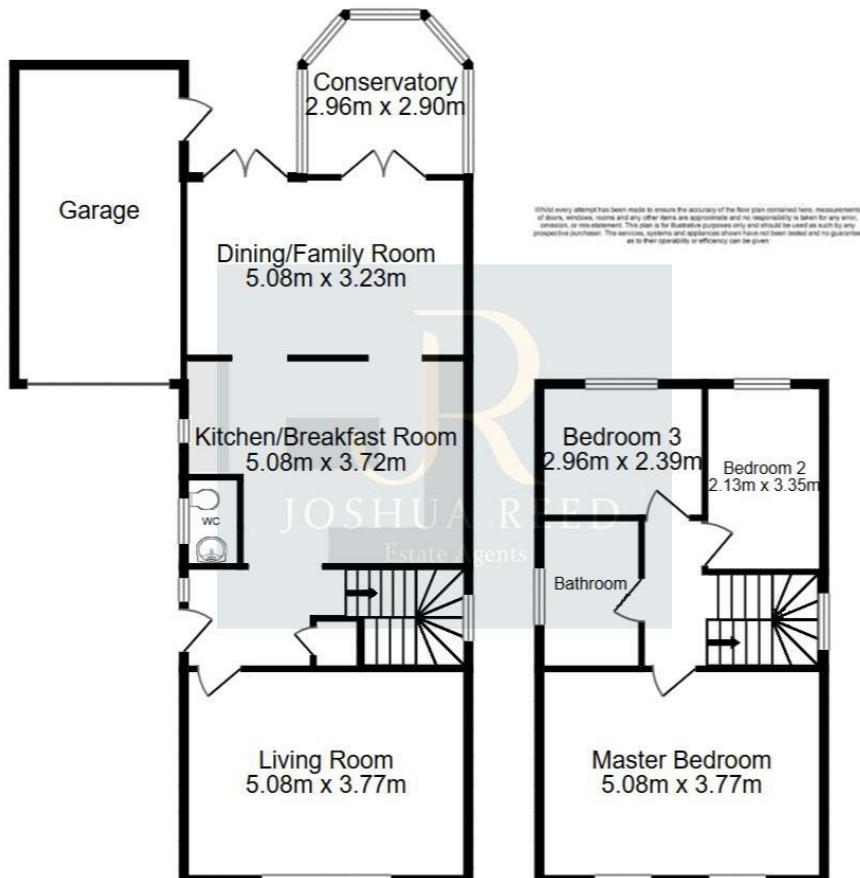
JR  
JOSHUA REED



**3 Bed House - Detached**  
**located in**

**JR**  
JOSHUA REED  
Estate Agents

**12 Rushen Drive  
Hertford Heath  
SG13 7RB**



**£625,000**

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**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 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.

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