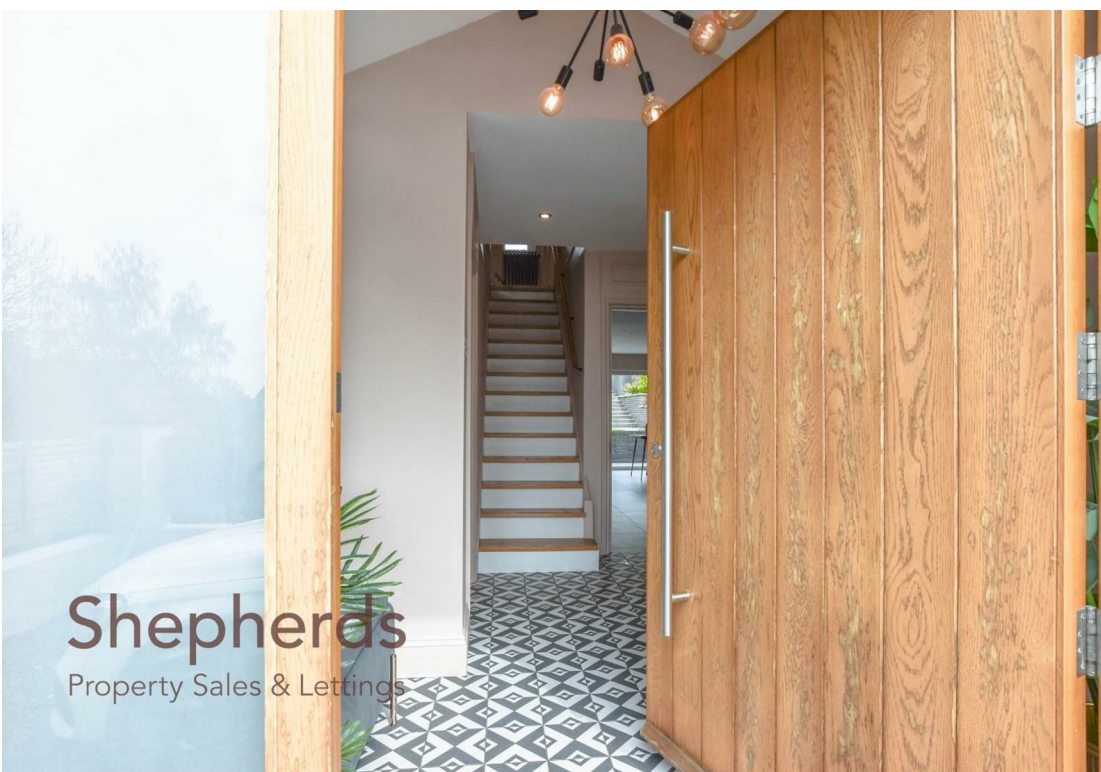




Shepherds
Property Sales & Lettings

Ashley Road | Hertford | SG14 2AG | £635,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

A modern kitchen and dining area featuring a wooden dining table with six beige upholstered chairs. The kitchen has dark wood cabinetry, a central island with a white countertop, and built-in ovens. The floor is covered in large, light grey tiles. The ceiling has recessed lighting and two pendant lights hang over the island. The walls are a neutral beige color with some decorative wall sconces.

Shepherds
Property Sales & Lettings

Ashley Road | Hertford | SG14 2AG

Situated on the charming Ashley Road in Hertford is this heavily extended modern family home, offering a stunning open plan living space.

You are greeted by the grand front door into the airy entrance hall. From here, you have the front living room and access into the open plan kitchen/lounge/diner that has been designed immaculately. It is perfect for modern functional living and has views out of the bi-fold doors into the landscaped rear garden. The are added bonuses of a downstairs w/c, utility room and a hidden pantry cupboard. Upstairs, there are three well proportioned bedrooms and the family bathroom.

Externally, the rear garden has been re-landscaped to offer two levels of garden space. The first is laid to lawn and the second is a sun terrace, that catches the sun all day, with seating. There is side access to the gated driveway.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks. Whether you are looking to settle down or invest, this property on Ashley Road presents a wonderful opportunity to enjoy a comfortable lifestyle in Hertford.

Planning Permission has previously been granted for a double storey side and rear extension to add another bedroom and en-suite. Plans available upon request.
Services Connected: Mains Gas, Water, Electricity and Drainage.

- Modern Family Home
 - Utility & W/C
 - Gated Driveway
- Open Plan Living
 - Well Proportioned Bedrooms
 - Walking Distance of Train Station
- Kitchen/Lounge/Diner
 - Stunning Garden
 - Close to Town Centre



Entrance Hall	Built In Wardrobe
11' x 7'9	
Living Room	Bedroom Two
15'11 x 11'	9'5 x 9'1
Open Plan Kitchen/Lounge/Diner	Bedroom Three
28'4 x 19'1 max	7'9 x 7'6
Utility	Bathroom
8'3 x 6'	6' x 5'4
W/C	External
5'7 x 5'2	Gated Driveway
Landing	Rear Garden
Bedroom One	
9'11 x 8'2	



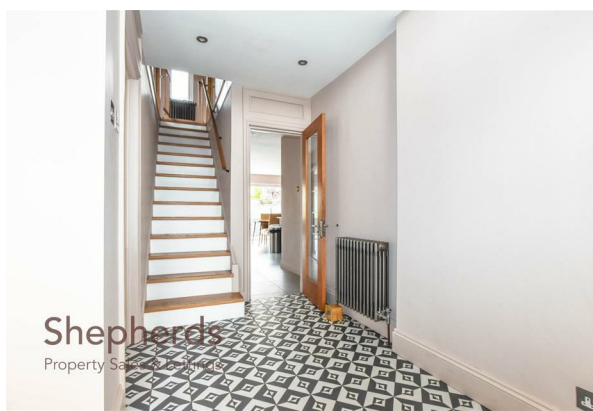
Shepherds
Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

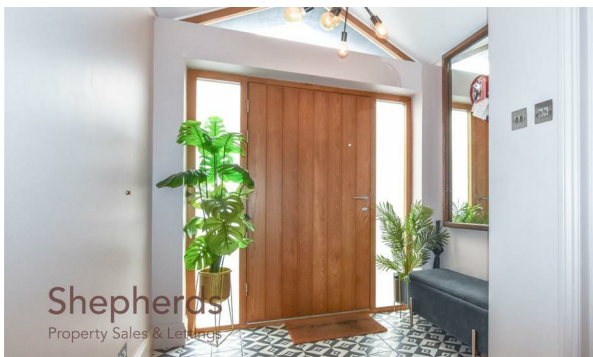


Tenure :
Council:
Tax Band:

Freehold
East Herts
D



Shepherds
Property Sales & Lettings



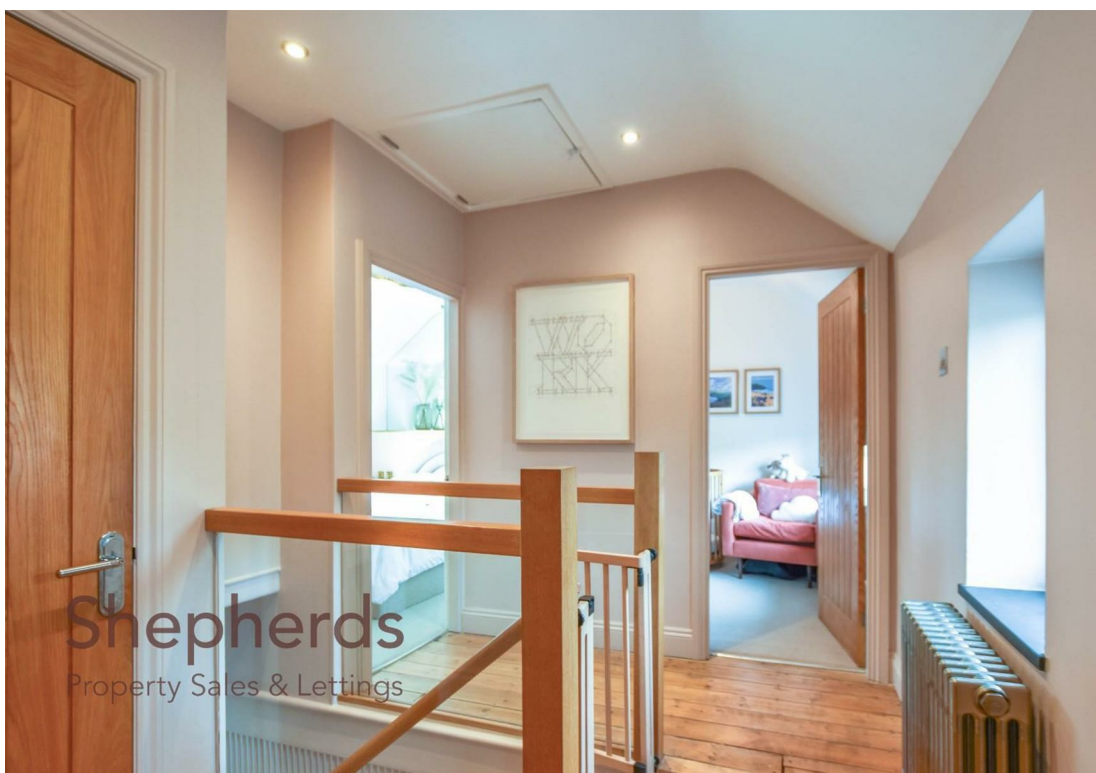
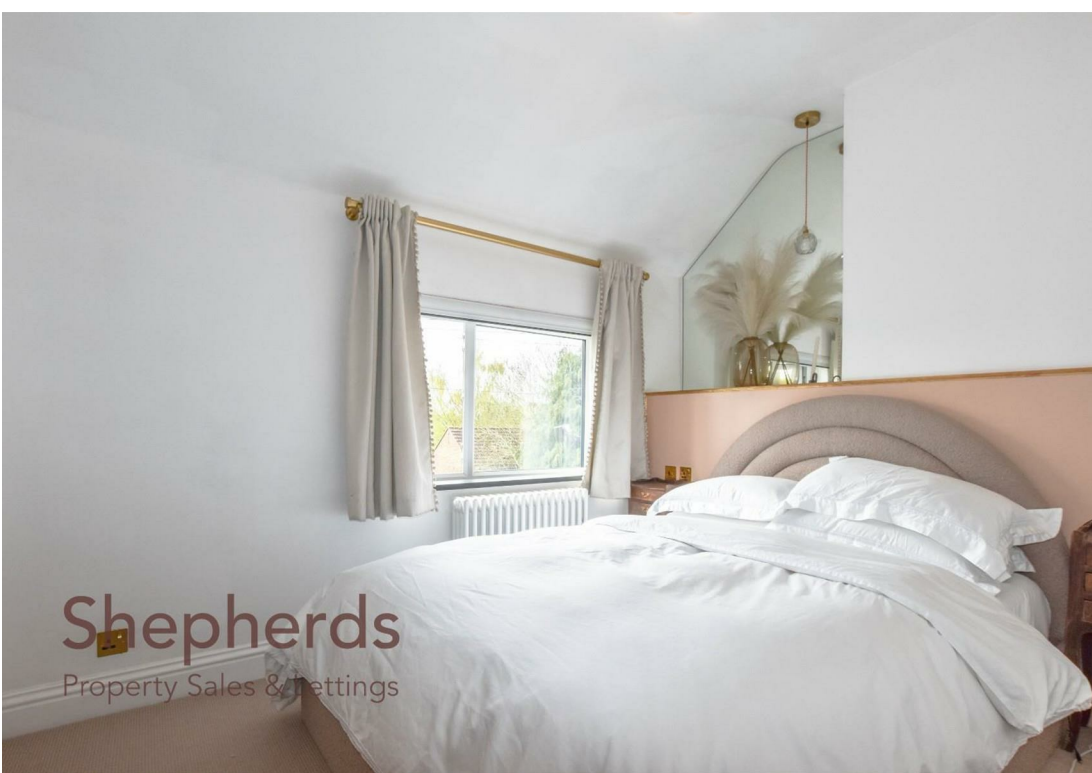
Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

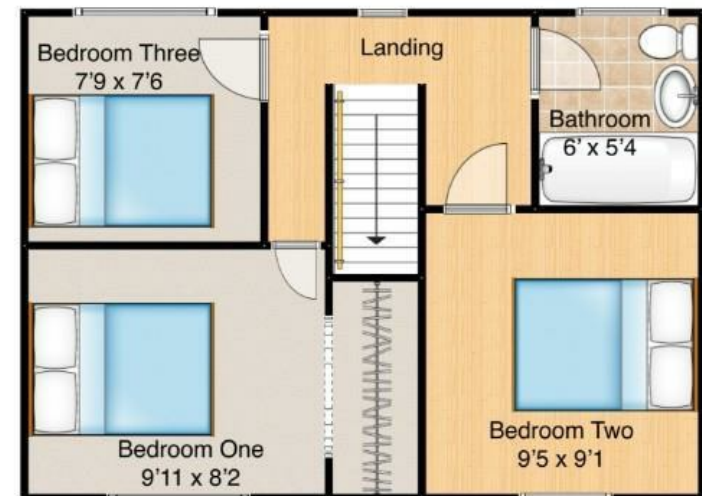


Ashley Road, Hertford

This floor plan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Denotes Skylight





Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

