



Elliot Heath
ESTATE AGENTS

2 Olivers Way, Hertford Heath
Guide Price £535,000

2 Olivers Way

Hertford Heath, Hertford

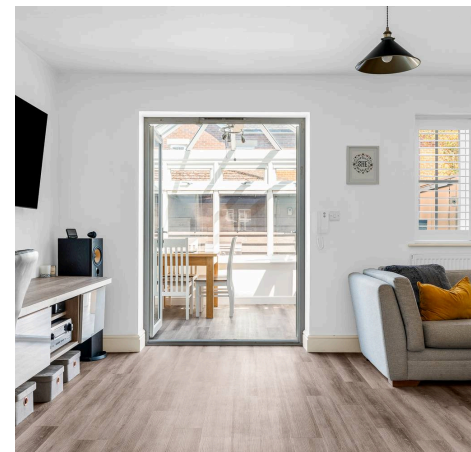
Modern 3-bed semi-detached home in desirable village near Hertford. Features include kitchen, living/dining room, conservatory, en-suite, low maintenance garden, detached office, off-street parking.

Council Tax band: D

Tenure: Freehold

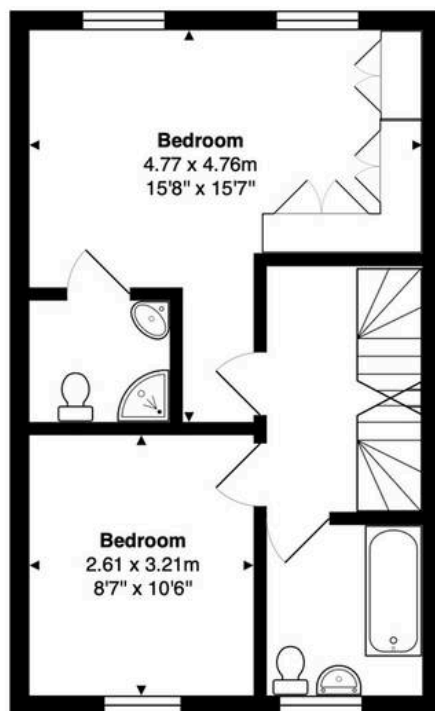
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

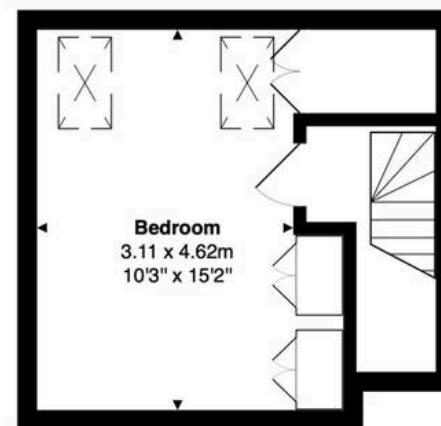




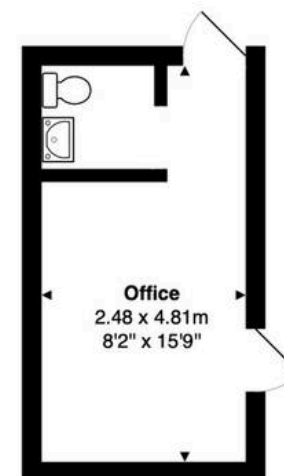
Ground Floor
Area: 45.0 m² ... 484 ft²



First Floor
Area: 38.6 m² ... 415 ft²



Second Floor
Area: 21.9 m² ... 235 ft²



Outbuilding
Area: 11.9 m² ... 128 ft²

Total Area: 117.4 m² ... 1263 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, understairs storage cupboard, wood effect flooring, radiator, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

Kitchen

With double glazed window to front aspect with fitted shutters. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, wood effect flooring with under floor heating, open to:

Living/Dining Room

15' 8" x 16' 3" (4.77m x 4.95m)

With double glazed window to rear aspect with fitted shutters, two radiators, entryphone system, fitted base and wall storage units with breakfast bar, double doors to:

Conservatory

7' 5" x 8' 7" (2.25m x 2.62m)

Of brick and glazed construction with double doors opening onto the rear garden, wood effect flooring with underfloor heating

First Floor Landing

With stairs rising to second floor landing, radiator, doors to:

Bedroom One

15' 8" x 15' 7" (4.77m x 4.76m)

With two double glazed windows to rear aspect with fitted shutters, two radiators, fitted wardrobe cupboards, door to:



En Suite Shower Room

Fitted with a suite comprising corner shower cubicle, concealed cistern wc, corner wash hand basin, tiled splash back areas, tiled flooring, radiator.

Bedroom Three

8' 7" x 10' 6" (2.61m x 3.21m)

With double glazed window to front aspect with fitted shutters, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Second Floor Landing

With door to:

Bedroom Two

10' 2" x 15' 2" (3.11m x 4.62m)

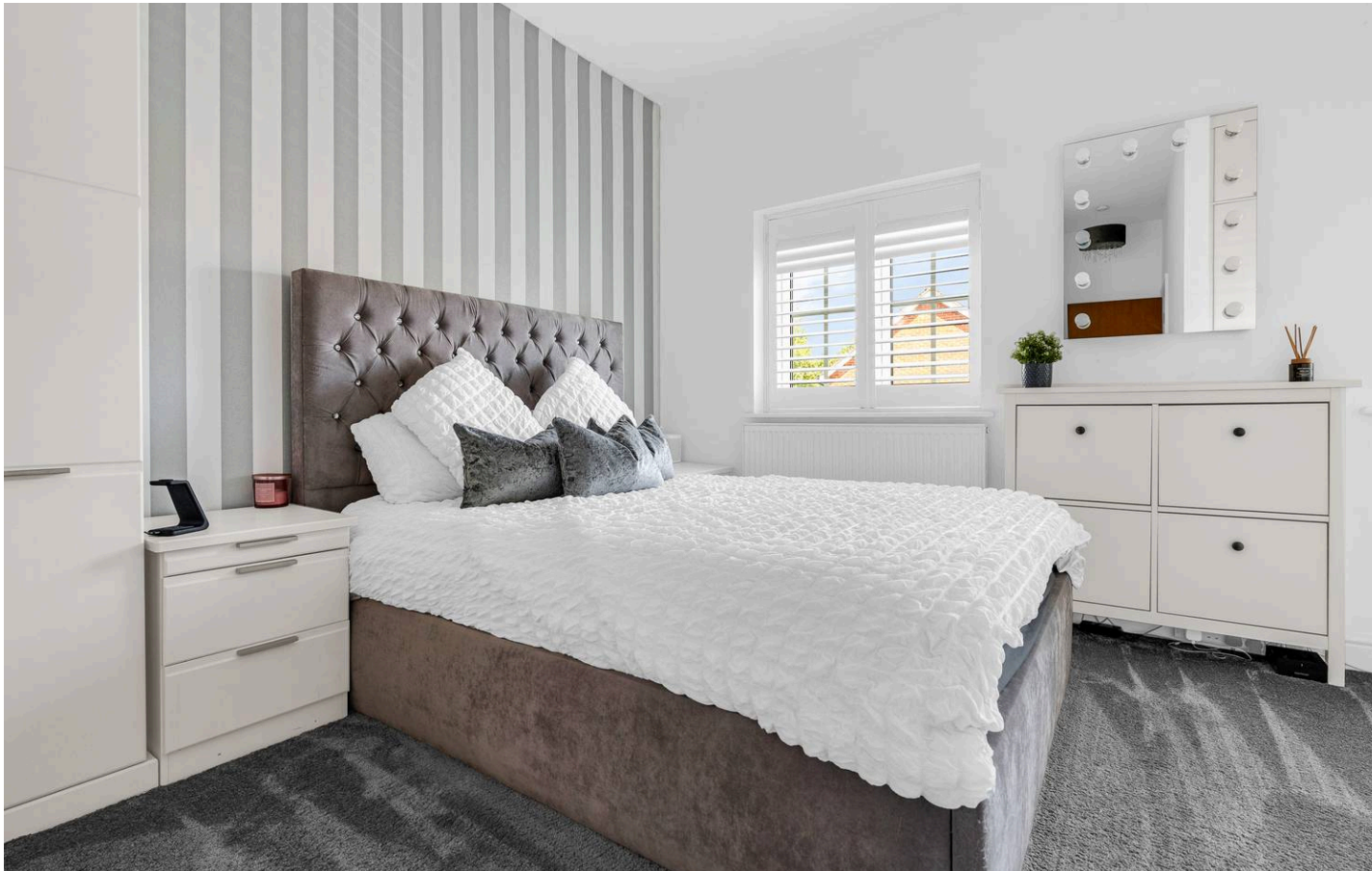
With two Velux windows, two radiators, fitted wardrobe cupboards.

Office

8' 2" x 15' 9" (2.48m x 4.81m)

Detached office located to the rear of the property with personnel access from the rear garden and separate access to the rear of the property, with light and power connected, wood effect flooring and separate wc fitted with a suite comprising vanity unit with inset wash hand basin and concealed cistern wc.





FRONT GARDEN

Front garden laid with shingle and hedge borders with space for refuse bins and gated access to the rear garden.

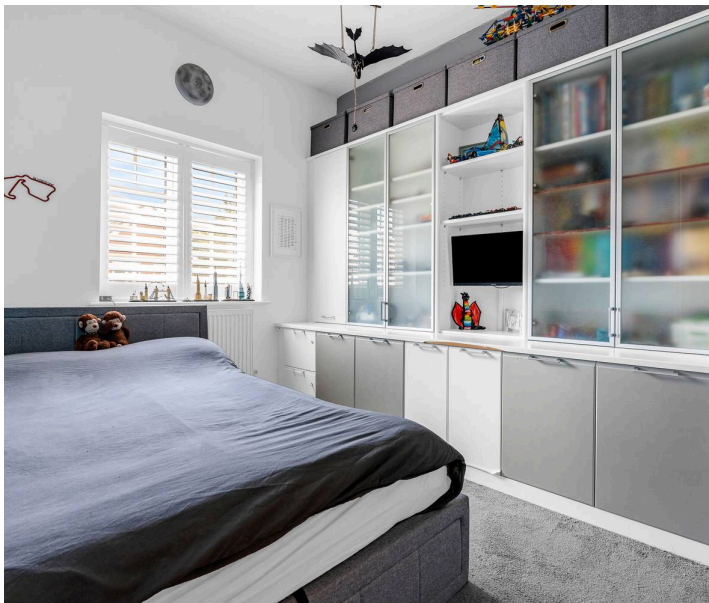
FRONT GARDEN

The rear garden is laid with paving and provides access to the detached office.

DRIVEWAY

1 Parking Space

Block paved driveway to the front of the property providing off street parking, EV charging point and entryphone system.







Elliot Heath Estate Agents

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