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**13 Ashley Road, Hertford, SG14 2AQ**

**Offers Over £350,000**

FANTASTIC first home. You will LOVE the size and layout of this modern 2-bedroom FAMILY size home. LOCATION is great with an easy walk to Hertford north STATION. If you are looking for a QUIET home this is PERFECT. The SUNNY lounge with separate dining area enjoys direct access to your private garden. 2 DOUBLE bedrooms, excellent bathroom and lots of storage. The well-planned Kitchen is excellent quality and offers everything you could need. Parking is outside and lots of extra street parking for visitors



### Entrance Hall

Stairs to first floor, under stairs storage cupboard. Coat Cupboard and doors to; lounge diner and kitchen

### Lounge - Diner

Bright and SUNNY 'L' shape reception with dining area.

### Lounge Area

12'8 x 11'6 (3.86m x 3.51m)

Wooden floor with patio doors to own garden. Open aspect to dining area

### Dining Area

8'9 x 8'6 (2.67m x 2.59m)

Window to front aspect. Continued wooden flooring, open aspect to Lounge

### Kitchen

10'1 x 7'9 (3.07m x 2.36m)

Good MODERN kitchen with EXCELLENT range of base and eye level units under butcher block style work surfaces Part tiled walls with featured tiled splash backs. Space for automatic washing machine, slimline dishwasher, Tall Fridge Freezer. Inset gas hob with stainless steel extractor over, under counter oven

### First Floor Landing

Double window to front aspect. Large storage cupboard. Doors to all rooms

### Bedroom One

12'6 x 10'4 (3.81m x 3.15m)

Bright room over looking the garden. Large built in wardrobe to one wall. Exposed floor boards

### Bedroom Two

10'6 x 8'4 (3.20m x 2.54m)

DOUBLE guest bedroom with window to front aspect. Exposed floor boards

### Family Bathroom

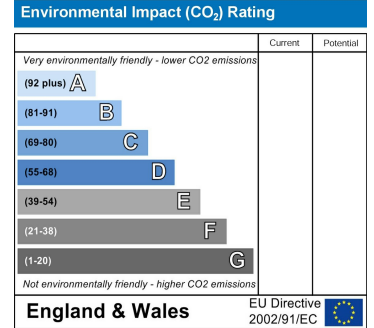
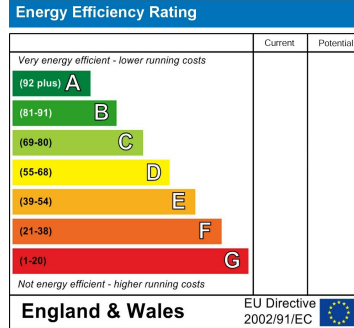
Panel bath with vanity style wash hand basin, close coupled W.C part tiled walls, obscure window to front aspect

### Garden

LOVELY SUNNY and enclosed garden with lawn area.

### Parking

Ample parking to front of property and street parking



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

