



124 Cecil Road

Hertford, SG13 8HT

Price Guide £425,000


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Front door into:

## Entrance Hall:

Tiled flooring, radiator, stairs to first floor, cloaks cupboard and door to:

## Living Room:

20'8 x 11'4 (6.30m x 3.45m)

UPVC double glazed window to front with fitted shutters, wood flooring, coving, feature brick fireplace and surround, radiator, UPVC double glazed sliding door to rear into conservatory and double folding door into:

## Dining Room:

11'5 x 6'0 (3.48m x 1.83m)

Tiled flooring, radiator and opening to:

## Kitchen:

11'1 x 8'4 (3.38m x 2.54m)

UPVC double glazed window to rear, recessed spot lights, fitted with a range of base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap and waste disposal unit, radiator, appliance spaces for washing machine, dishwasher, American style fridge freezer and range style oven with stainless steel extractor hood. Door into:

## Conservatory:

9'0 x 4'6 (2.74m x 1.37m)

Brick and UPVC double glazed construction with tiled flooring and French doors into garden.

## First Floor Landing:

UPVC double glazed window to front with fitted shutters, stairs to second floor with cupboard under and doors to:

## Bedroom Two:

11'4 x 10'6 (3.45m x 3.20m)

Dual aspect UPVC double glazed windows to rear and side with fitted shutters, radiator, built in wardrobes with over head cupboards and cupboard housing combination gas boiler.

## Bedroom Three:

9'3 x 8'1 (2.82m x 2.46m)

UPVC double glazed window to front with fitted shutters, radiator, wooden floorboards and fitted wardrobes.

## Family Bath/Shower Room:

7'6 x 6'0 (2.29m x 1.83m)

Luxury family bath/shower room with opaque UPVC double glazed window to rear, tiled flooring and walls to half height, heated towel radiator, bidet, low level WC, freestanding roll edge bath tub with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, shower cubicle with rainfall head and separate hand attachment, extractor, recessed spot lights and access to loft space.

## Second Floor:

Wooden floorboards, recessed spot lights and door to:

## Master Bedroom:

16'9 x 14'0 (5.11m x 4.27m)

UPVC double glazed window to rear with fitted shutters and Velux window to front, two radiators, eaves storage, recessed spot lights and door to:

## En-Suite Shower Room:

7'6 x 6'7 (2.29m x 2.01m)

Opaque UPVC double glazed window to rear,

pedestal wash hand basin with mixer tap, bidet, low level WC, corner shower cubicle, recessed spot lights, tiled flooring and walls to half height and heated towel rail.

**Rear Garden:**

approx 39'4" (approx 12.0)

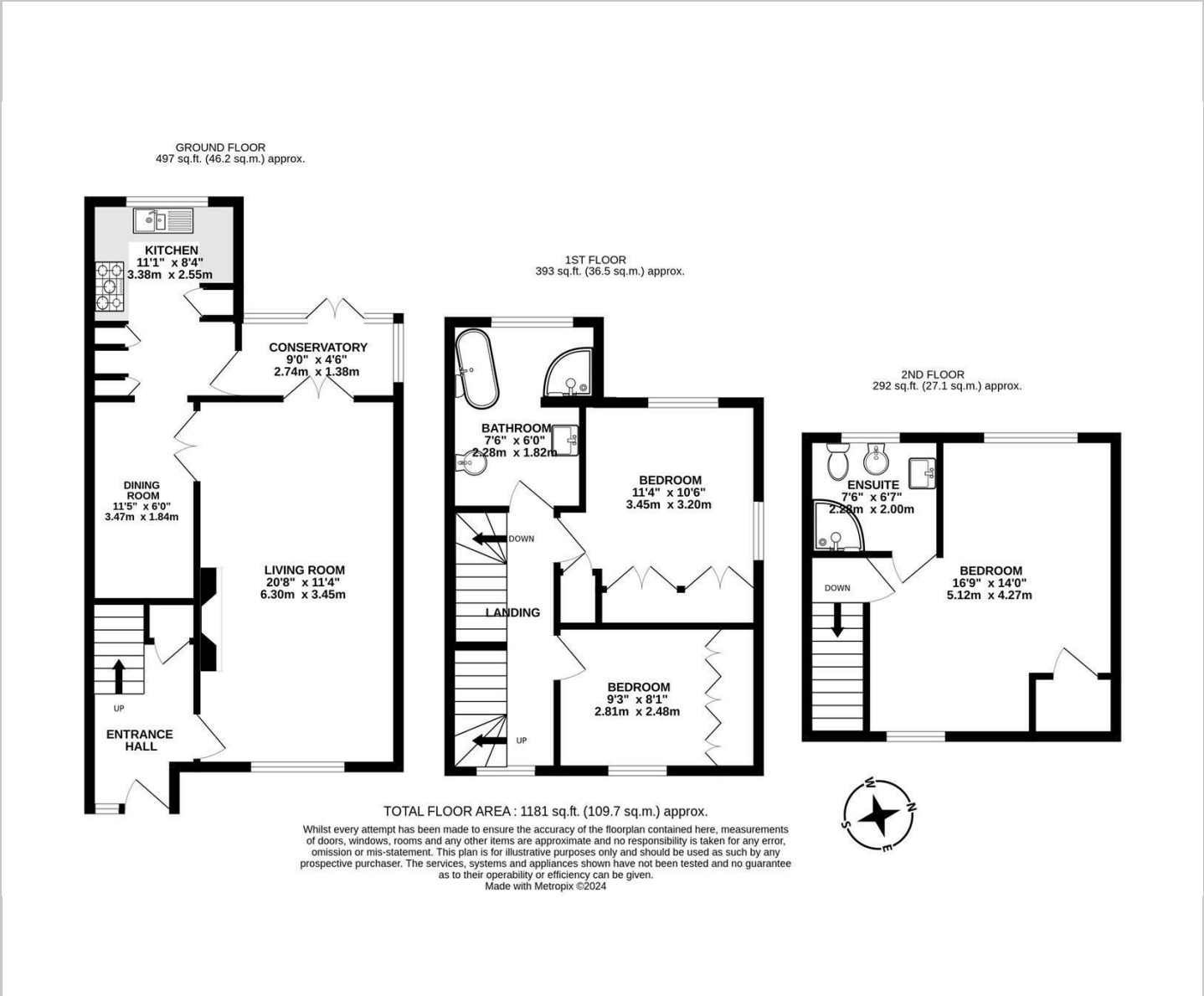
Paved garden to rear with a sunny west facing aspect and outside tap, light and power points. Enclosed by panel fencing with pedestrian gated side access to front, two storage sheds and planted borders.

**Front:**

Electric car charging point and driveway providing off street parking.



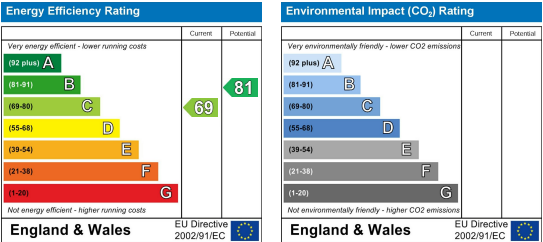
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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