



69 Cherry Tree Green

Hertford, SG14 2HS

Price Guide £470,000



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Front door into:

Entrance Hall:

Built in storage cupboard and doors to:

Shower Room:

Pedestal wash hand basin with twin taps, low level dual flush WC, fully tiled walls, tiled floor, appliance space for washing machine and dryer.

Living Room:

20'9 x 16'11 (6.32m x 5.16m)

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, French doors to dining room, door to kitchen.

Kitchen/Dining Room:

22'09 x 15'07 (6.93m x 4.75m)

Comprising of:

Kitchen:

Fitted with a range of contemporary base and wall mounted units with contrasting worksurface incorporating one and half bowl sink with mixer tap and drainer, built in fridge, freezer and dishwasher, appliance space for range cooker and wine cooler, extractor hood, UPVC double glazed doors opening to rear garden.

Dining Room:

Double glazed doors leading to rear garden, doors to lounge and coved ceiling

First Floor Landing:

Loft access and doors to:

Bedroom One:

13'10 x 10'02 (4.22m x 3.10m)

Double glazed window to rear aspect.

Bedroom Two:

12'11 x 9'05 (3.94m x 2.87m)

Double glazed window to front aspect.

Bedroom Three:

9'10 x 7'01 (3.00m x 2.16m)

Double glazed window to front aspect.

Bathroom:

8'0 x 6'04 (2.44m x 1.93m)

Three piece suite comprising of bath with mixer tap and wall mounted shower unit, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, fully tiled walls, airing cupboard housing hot water cylinder with shelving, fully tiled walls, tiled floor.

Garden:

South facing rear garden, mainly laid to lawn with decked area, paved patio area, timber built shed, outside water tap and socket, pedestrian gated side access.

Garage:

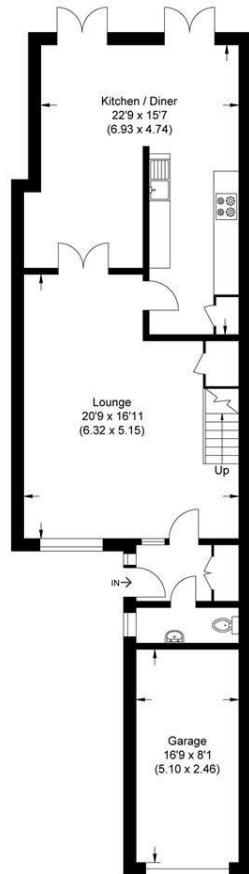
16'9 x 8'1 (5.11m x 2.46m)

With up and over door, power and light.

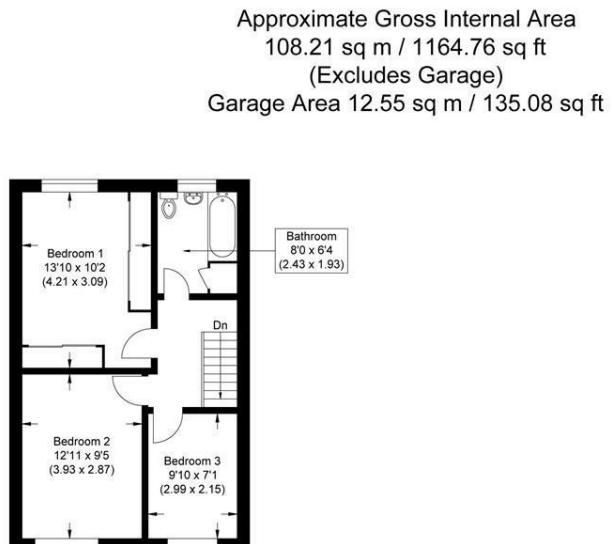


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Floor Plan



Ground Floor



First Floor

Approximate Gross Internal Area
108.21 sq m / 1164.76 sq ft
(Excludes Garage)

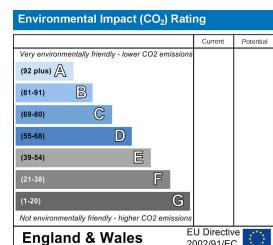
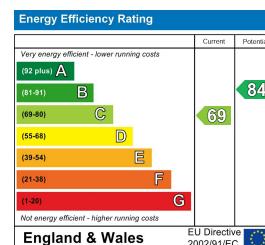
Garage Area 12.55 sq m / 135.08 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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