



Elliot Heath
ESTATE AGENTS

12 Crouchfield, Hertford
Guide Price **£530,000**

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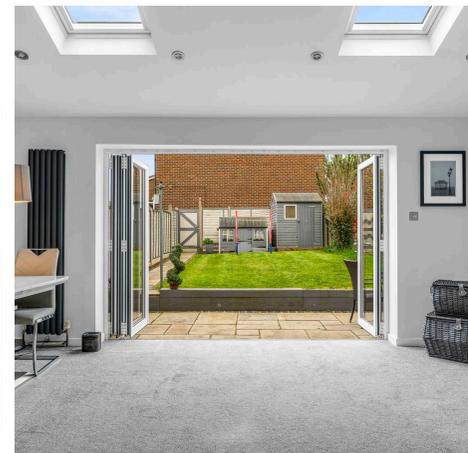
Hertford, Hertford

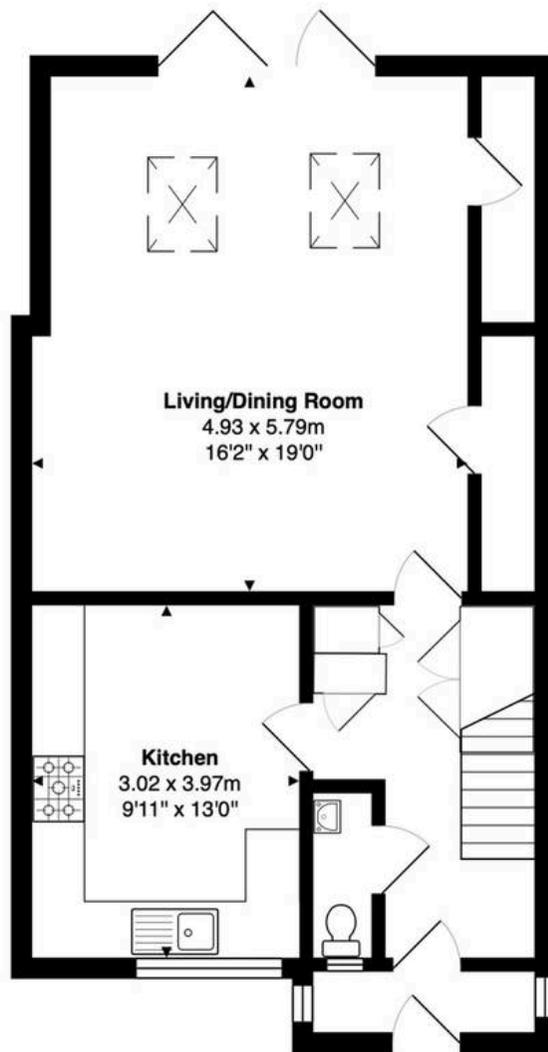
Extended 3-bed family home in quiet Bengoe. Integrated kitchen, WC, spacious living/dining with bi-fold doors to garden. Close to schools, shops, and Hertford stations. Driveway parking included. Council Tax band: D

Tenure: Freehold

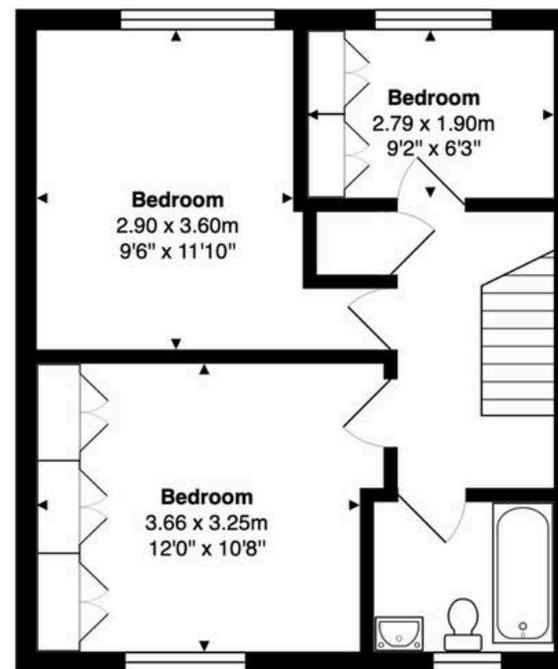
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 58.0 m² ... 624 ft²



First Floor
Area: 41.0 m² ... 441 ft²

Total Area: 99.0 m² ... 1066 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 Lobby

With double glazed windows to front aspect and door to:

Entrance Hall

With stairs rising to first floor landing, wood effect flooring, built in storage cupboards, radiator, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen

9' 11" x 13' 0" (3.02m x 3.97m)

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, fully integrated, tiled flooring, radiator.

Living/Dining Room

16' 2" x 19' 0" (4.93m x 5.79m)

With double glazed bi fold doors opening onto the rear garden together with two skylight windows, two vertical radiator, two walk in large storage rooms.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

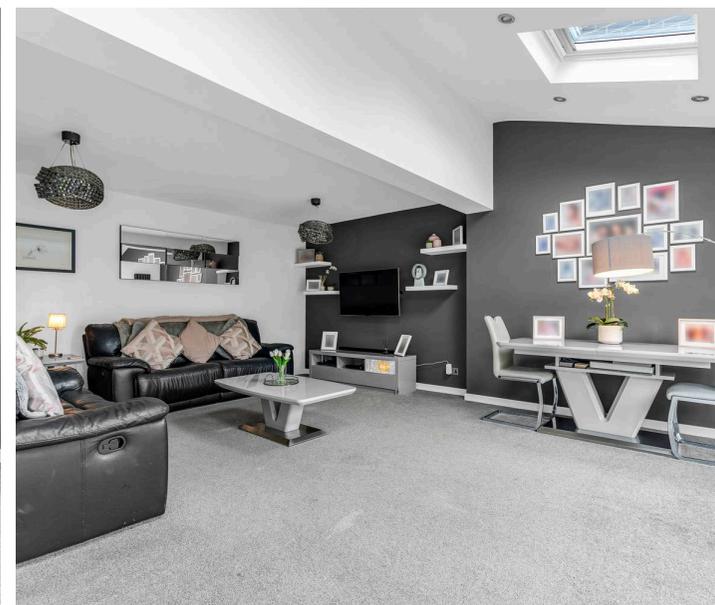
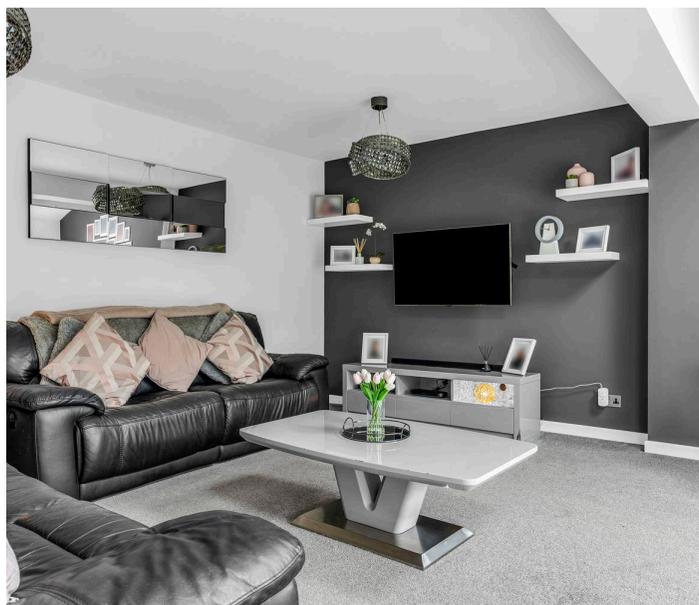
12' 0" x 10' 8" (3.66m x 3.25m)

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

Bedroom Two

9' 6" x 11' 10" (2.90m x 3.60m)

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



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Bedroom Three

9' 2" x 6' 3" (2.79m x 1.90m)

With double glazed window to rear aspect with fitted shutters, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to front aspect with obscure



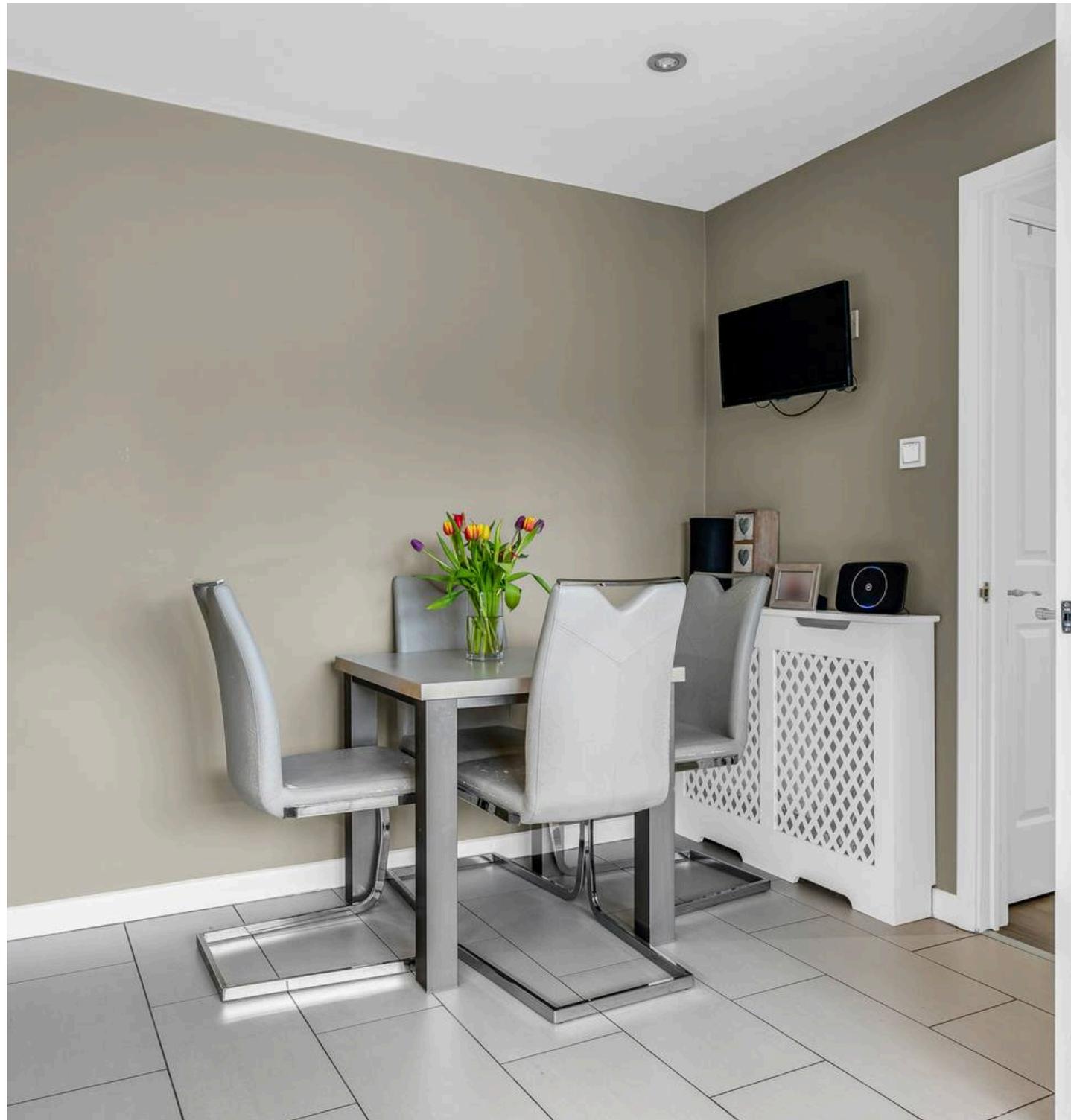
Bedroom Three

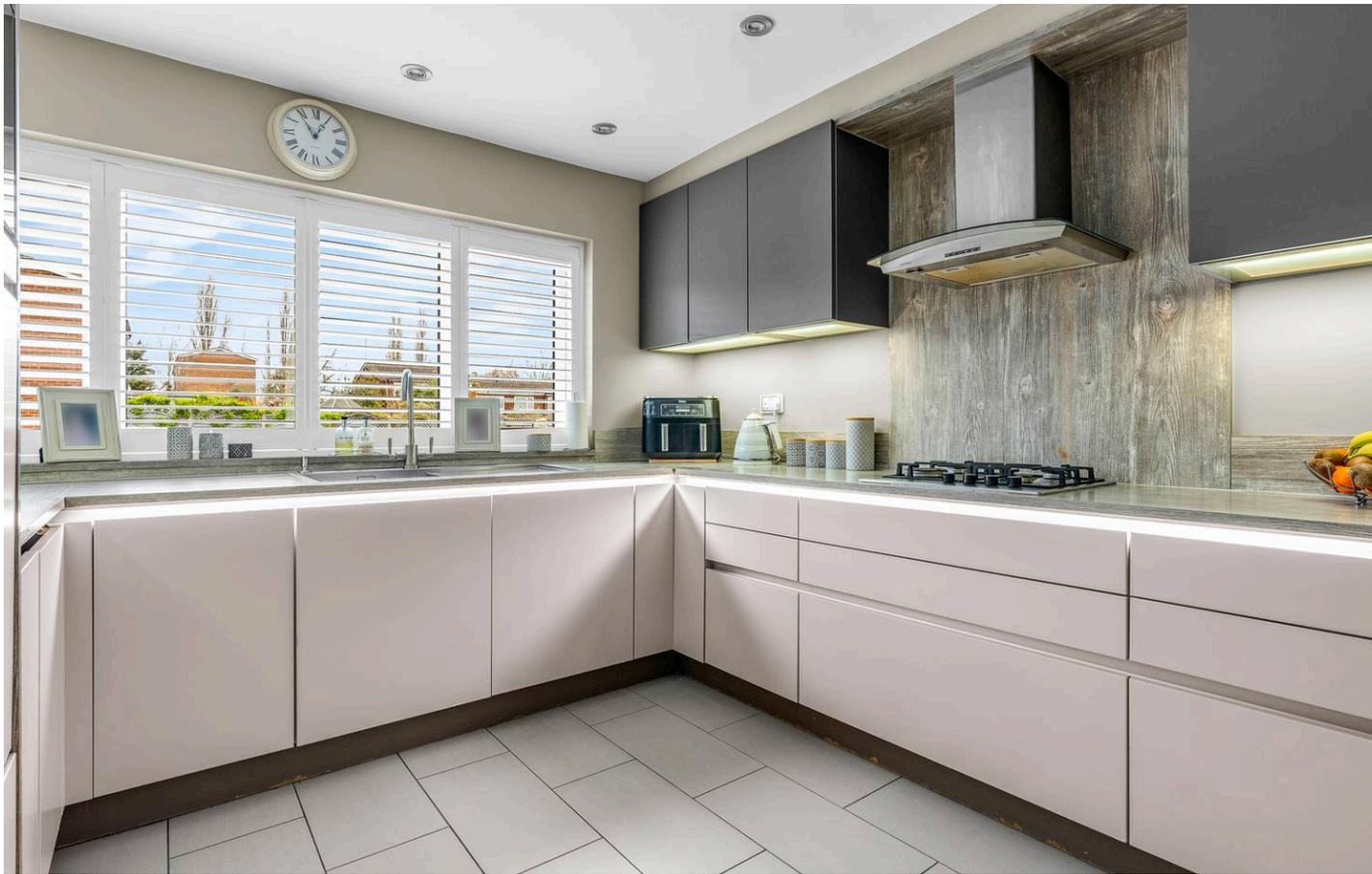
9' 2" x 6' 3" (2.79m x 1.90m)

With double glazed window to rear aspect with fitted shutters, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.





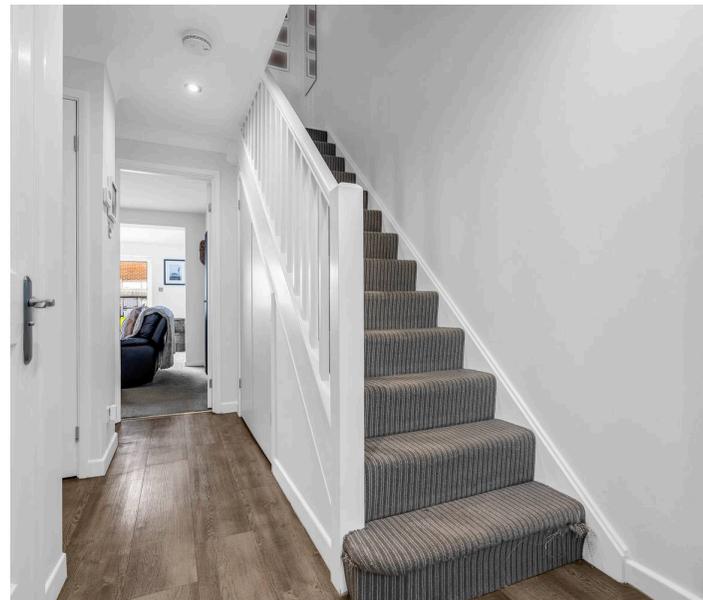
REAR GARDEN

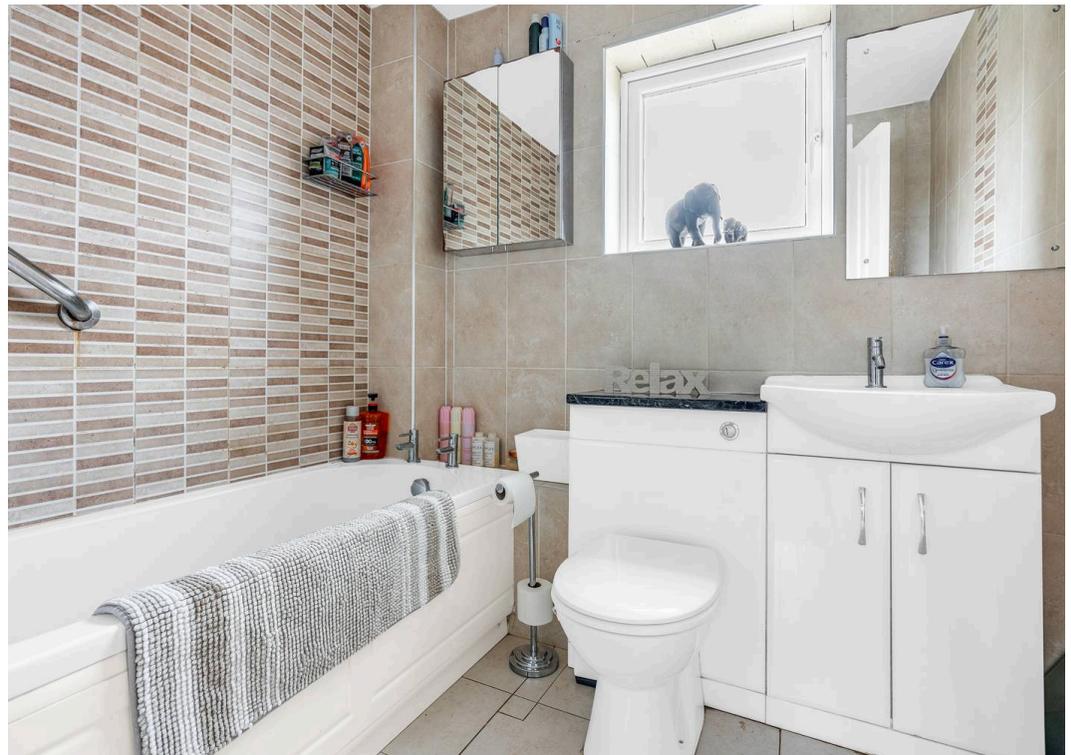
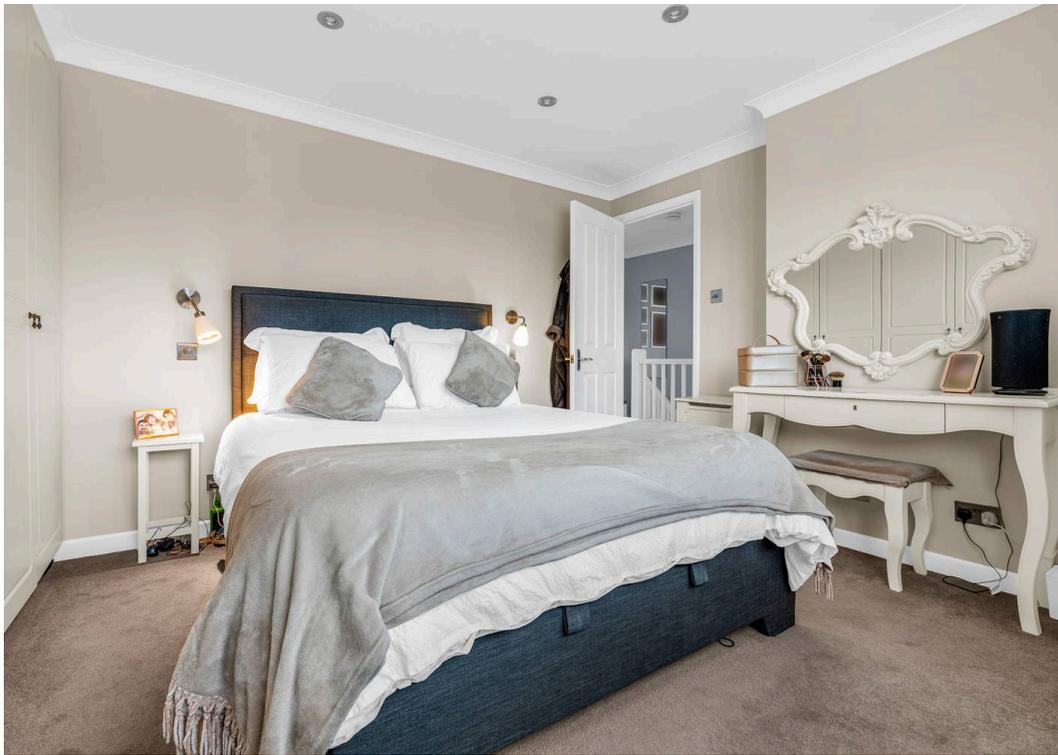
The rear garden is of a really good size with a patio seating area which in turn gives access to the lawn with footpath to the rear of the garden and gated rear access together with two timber garden sheds.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.







Elliot Heath Estate Agents

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