



| 242 Hertingfordbury Road | Hertingfordbury | SG14 2LG

Price guide £435,000

A delightful two double bed roomed semi-detached period house offering much character and charm situated within the highly regarded village of Hertingfordbury. This gas centrally heated property offers bespoke solid wood kitchen, living room and a wealth of delightful character features to include exposed timber beams throughout and large open fireplace. With additional outside timber built laundry room & study. There is a private 120' garden to rear and scope to side for possible extension subject to normal planning consent. Must be viewed.



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Stable front door into:

Entrance Hall:

Recessed appliance space for fridge freezer with cupboard above, door to bathroom and opening to:

Kitchen:

13'0 x 8'0 (3.96m x 2.44m) Dual windows to front, fitted with a range of bespoke solid wood base units with solid wood work surfaces over incorporating inset sink unit with mixer tap over, appliance space for gas cooker with stainless steel extractor hood over, wooden flooring, stairs to first floor leading to bedroom two and door into:



Living Room:

13'0 x 12'0 (3.96m x 3.66m) Dual aspect bay window to rear and window to side and door to garden, Victorian style radiator, feature open fireplace, exposed timber beams, recessed storage cupboards and stairs to first floor leading into bedroom one.

Bathroom:

6'7 x 5'5 (2.01m x 1.65m) Opaque window to side, concealed cistern WC, vanity wash hand basin with cupboard under, panel enclosed bath with mixer tap and shower over, pebbled flooring with under floor heating.



Bedroom 1:

13'0 x 12'0 (3.96m x 3.66m) Dual aspect windows to rear and side, exposed timber beams, Victorian style radiator, recessed cupboard and door to:

Bedroom 2:

13'0 x 8'0 (3.96m x 2.44m) Dual aspect windows to front and side, stripped pine floor boards, exposed timber beams, recessed storage cupboard and drawers and Victorian style radiator.



Utility Room:



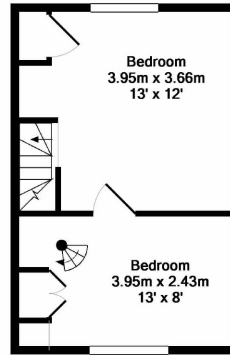
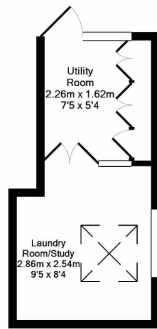
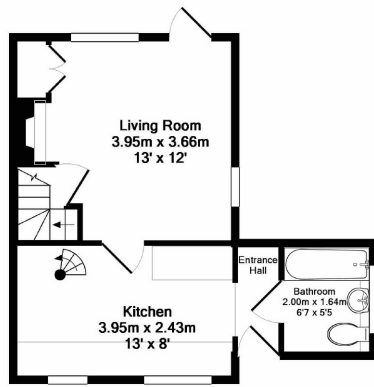
7'5 x 5'4 (2.26m x 1.63m) Separate to the main house offering an extensive range of built in cupboards and units housing gas boiler and appliance space for washing machine with plumbing provided, tiled flooring, recessed spot lights, wine rack and with folding glazed doors into:

Laundry Room/Study:

9'5 x 8'4 (2.87m x 2.54m) Sky lights and window to side.

Rear Garden:

Approx 120'0 (Approx 36.58m) Approx 120' mature garden to rear with paved patio seating area to side and predominately laid to lawn, hedge and tree borders and shingled pathway leading to further paved and landscaped seating areas and vegetable patch. Outside timber store and pedestrian gated side access to front.



Ground floor
Approx. Floor
Area 40.6 Sq.M.
(437 Sq.Ft.)

1st floor
Approx. Floor
Area 24.1 Sq.M.
(259 Sq.Ft.)

Total Approx. Floor Area 64.6 Sq.M. (696 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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