



1 Carde Close, Hertford, SG14 2EU

Guide Price £540,000

Lanes
ESTATE AGENTS

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FANTASTIC POTENTIAL with a double garage to the side. Approximately 1500 Sq feet. This house is crying out for a side extension to increase the number of bedrooms. Set nicely in a good side sized garden and on a CORNER PLOT. The house is located in a quiet Cul-de-Sac. This is a fantastic family sized DETACHED home. Walkable to HERTFORD NORTH station and local shops with NO CHAIN. Viewings by appointment only



Entrance Hall

Galleried staircase to first floor. Doors to all room

Lounge

21'4" x 31'2" (6.50m x 9.50m)

LOVELY living room with window and sliding patio doors to un-overlooked garden, Doors to; Dining room and Study

Kitchen

11'10" x 10'7" (3.61m x 3.23m)

Double aspect kitchen with windows to side and front aspects. Doors to; hall and dining room

Dining Room

13'1" x 10' (3.99m x 3.05m)

Window to front aspect. Doors to; Lounge and Kitchen

Study

10' x 8'3" (3.05m x 2.51m)

3rd reception room was being used as a study. Window to front aspect

W/C

Low level W/C and wall mounted wash hand basin. Part tiled wall. Window to rear aspect

First Floor Landing

Galleried landing with full height window over-looking gardens. Doors to all rooms.

Bedroom One

12' x 11'10" (3.66m x 3.61m)

Window to front aspect

Bedroom Two

11'10" x 10'7" (3.61m x 3.23m)

Wardrobe to one wall. Window to front aspect.

Bedroom Three

11'4" x 9' (3.45m x 2.74m)

Window to rear aspect

Bathroom

Panel bath, pedestal wash hand basin. Close coupled W/C. Window to rear aspect

DOUBLE GARAGE

23'2" x 13'1 (7.06m x 3.99m)

Built to the side of the property, this could offer AMAZING ADDITIONAL ACCOMMODATION (stpp). Door to rear aspect

Parking

Driveway parking fro several cars.

GARDENS

Front Garden

Low brick wall with driveway to garage with parking. The garden wraps around the property

Side Garden

Pathway to front door. Established planting and trees. Garden connects rear and front garden

Rear Garden

Access from Lounge a SUNNY and PRIVATE garden. Fence and post boundary. established planting leading to side garden





GROUND FLOOR
1043 sq. ft. (96.9 sq. m.) approx.



1ST FLOOR
524 sq. ft. (48.6 sq. m.) approx.



TOTAL FLOOR AREA: 1566 sq. ft. (145.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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