



## 12 Magpie Walk, Hertfordshire, AL10 8RF

A three bedroom terrace house in the popular Birds and Trees area currently let as four bedroom HMO student house on an eleven month contract at £1500 PCM.



**Asking Price £339,950 Freehold**



### Entrance Hall

UPVC double glazed door and window to front, radiator, stairs to first floor with under stairs storage, doors to:

### Cloakroom

Low level WC, wash hand basin and UPVC double glazed window to front.

### Ground Floor Bedroom

3.43 x 3.22 (11'3" x 10'6")

UPVC double glazed window to front and radiator.

### Kitchen/Conservatory Area

5.66 x 5.23 (18'6" x 17'1")

Open plan L- shaped Kitchen opening into conservatory. Fitted kitchen united with wall and base mounted cupboards with worktop over with splashback tiling and peninsular breakfast bar. Single bowl drainer sink unit with mixer taps. Space for gas cooker, plumbing for washing machine and space for fridge freezer, cupboard with electric metre, radiator and UPVC double glazed windows and doors to rear garden.

### Dining Room

3.45 x 2.78 (11'3" x 9'1")

Radiator and door and window to conservatory

### Landing

Storage cupboard and doors to all rooms

### Bedroom One

3.43 x 3.65 (11'3" x 11'11")

Laminate flooring, radiator, built in cupboard, two UPVC double glazed windows to front.

### Bedroom Two

3.44 x 2.68 (11'3" x 8'9")

UPVC double glazed window to rear and radiator.

### Bedroom Three

3.75 x 2.60 (12'3" x 8'6")

UPVC double glazed window to rear and radiator.

### Bathroom

Shower room comprising of low level WC, inset wash hand basin with cupboard under, shower cubical with electric shower and glazed sliding door. Tiled walls, extractor fan and double glazed frosted window to front.

### Rear Garden

13.72m approx (45 approx)

Small patio area. Steps to lawn with pathway to gated rear access.

### Front

Path to front door and brick wall borders

### TENURE

Freehold

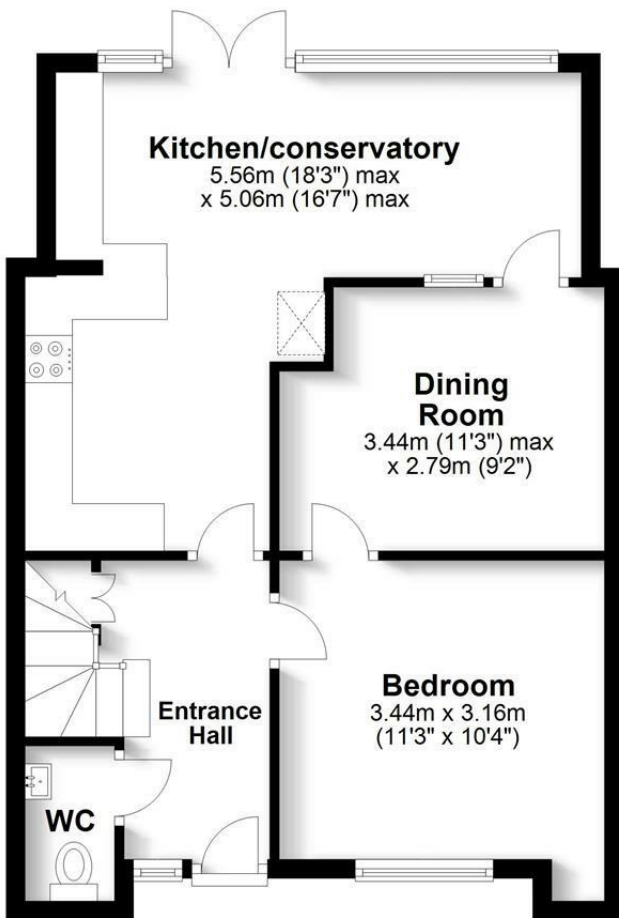


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 69	Potential: 84
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current: 66	Potential: 82
England & Wales EU Directive 2002/91/EC	

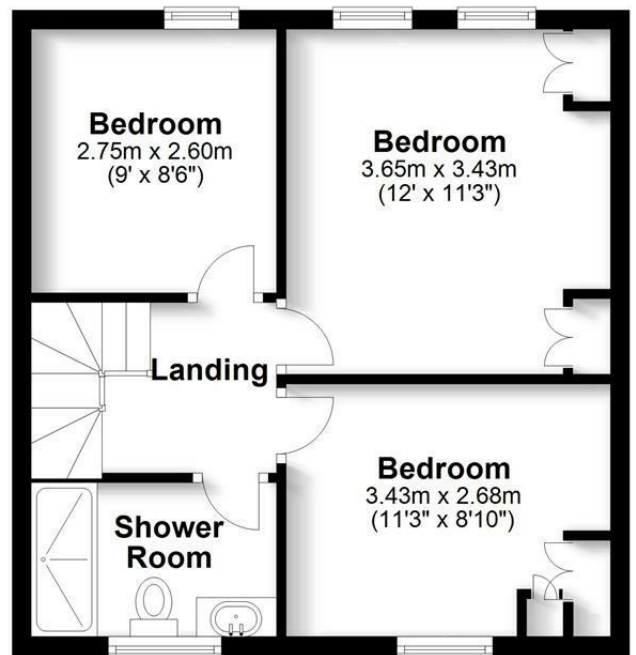
## Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.1 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.