



163 London Road

Hertford, SG13 7PN

Price £425,000



KIRBY COLLETTI are delighted to offer this **THREE BEDROOM COTTAGE** located in this highly sought after village. Within moments walk to local pubs and Hertford Heath. Also a short drive to the vibrant town of Hertford.

Some of the features include Two Reception Rooms, Kitchen, Brand New Gas Boiler, Utility Room, uPVC Double Glazing, Bathroom/W.C, 61ft Mature Cottage Style Rear Garden and Off Street Parking

- **VENDOR SUITED**
- **TWO RECEPTION ROOMS**
- **61ft REAR GARDEN**
- **SHORT DISTANCE TO HERTFORD TOWN CENTRE**
- **THREE BEDROOM COTTAGE**
- **KITCHEN**
- **BATHROOM/W.C**
- **APPROX. 1100 sq ft**
- **BRAND NEW GAS BOILER**
- **UTILITY ROOM**



ACCOMMODATION

Door to:

ENTRANCE PORCH

Door to:

LOUNGE

13 into bay x 13 (3.96m into bay x 3.96m)
Front aspect uPVC bay window. Open functional fireplace. Archway to:

INNER HALL

Stairs up to first floor. Door to:

DINING ROOM

13 x 11'3 (3.96m x 3.43m)
Rear aspect uPVC window. Understairs cupboard.
Doorway to:

KITCHEN

10 x 7'6 (3.05m x 2.29m)
Side aspect uPVC window and door to Utility Room.
Wall and base units with worksurfaces over. Stainless steel sink unit. Cooker point. Space for fridge/freezer.

UTILITY ROOM/LEAN TO

8 x 7'6 (2.44m x 2.29m)
Rear aspect uPVC window. Door to garden. Plumbing for washing machine . Sink unit.

FIRST FLOOR LANDING

Door to stairwell leading to 2nd floor.

BEDROOM 1

13 x 10'10 (3.96m x 3.30m)
Front aspect uPVC window. Fitted wardrobes.

BEDROOM 2

9'6 x 8'3 (2.90m x 2.51m)
Rear aspect uPVC window.

BATHROOM/W.C

Rear aspect uPVC window. Shower ended bath with mixer tap and shower attachment. Low level W.C. Wall mounted wash basin with drawer unit under. Airing cupboard. Chrome heated towel rail.

BEDROOM 3

15'7 x 12'9 (4.75m x 3.89m)
Rear aspect window. Staircase to the centre of the room.

EXTERIOR

FRONT GARDEN

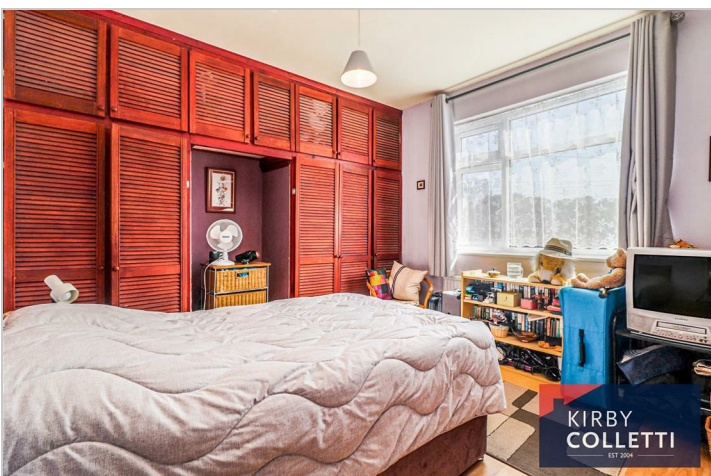
Off street parking.

REAR GARDEN

61ft deep, small patio to the immediate rear, leading to this beautiful cottage style garden with mature shrubs and fruit trees and grapevines. Further secluded patio to rear. Timber shed. Outside tap.

AGENTS NOTES

COUNCIL TAX- East Herts , BAND D



Road Map



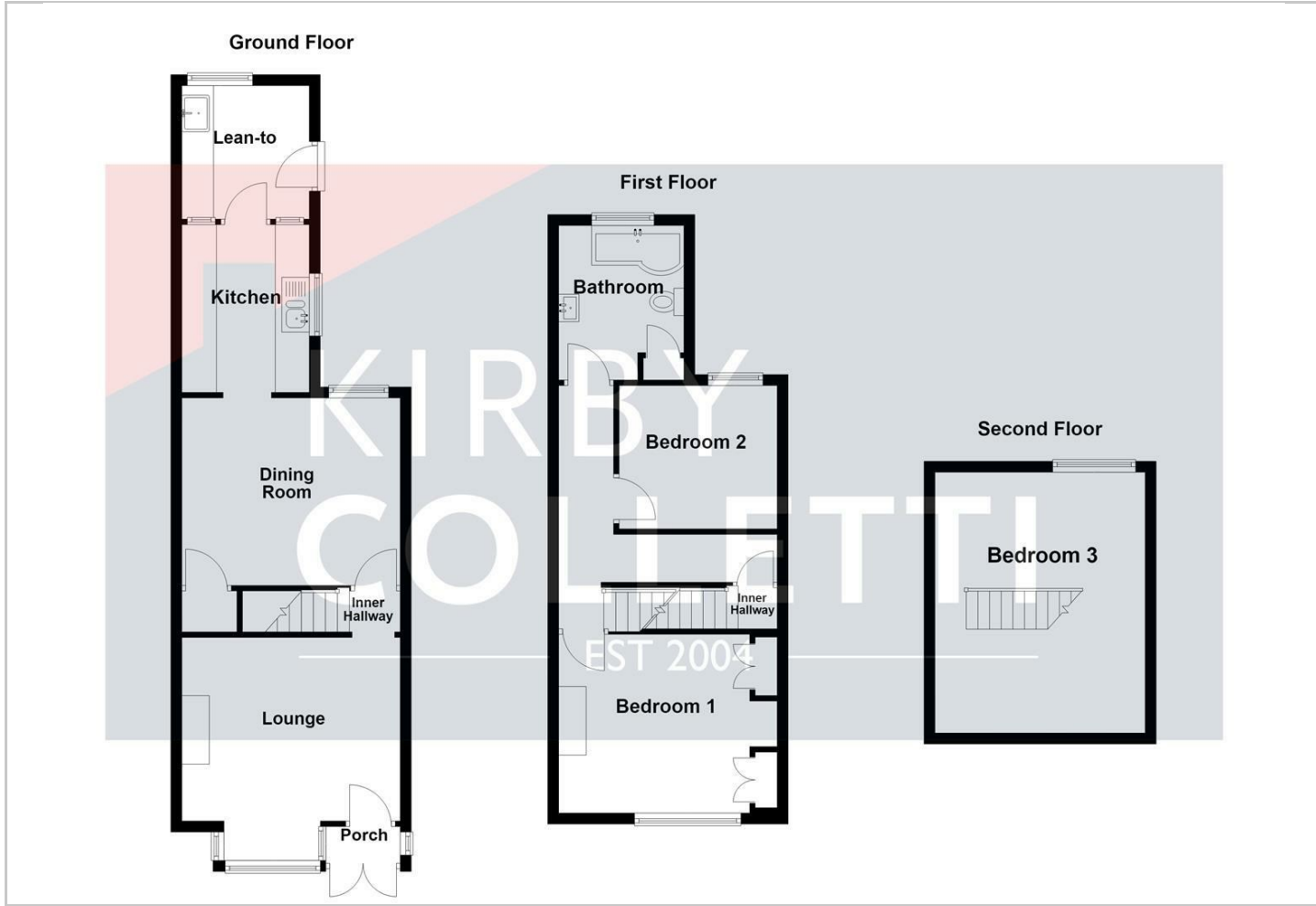
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

