



| 5 Cowper Crescent | Bengeo | SG14 3DY

Price guide £610,000

Open House - Saturday 16th June - 2.00pm - 3.30pm by appointment only for this extended four bedroom semi-detached house situated in the popular Molewood development in the heart of Bengeo within walking distance to local parade of shops and primary school. This fully double glazed and gas centrally heated family home offers spacious and well proportioned accommodation throughout to include 15' living room, 10' dining room, refitted kitchen and first floor shower room. Attractive 85' west facing garden to rear with both garage and driveway providing off street parking.



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Sliding glazed door into:

Entrance Porch:

Front door into:

Entrance Hall:

Coving, radiator, telephone point, stairs to first floor with cupboard under and doors to:

Living Room:

15'7 x 12'5 (4.75m x 3.78m) UPVC double glazed box bay window to front, radiator, television and telephone points, feature wood burner and sliding doors through to:

Dining Room:

10'4 x 8'5 (3.15m x 2.57m) UPVC double glazed sliding patio doors to rear garden, recessed spot lights and archway through to:

Kitchen:

10'8 x 10'4 (3.25m x 3.15m) UPVC double glazed window to rear and door to garden, recessed spot lights, fitted with a range of modern base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, built in stainless steel Neff double oven with separate gas hob and extractor, integrated fridge and slimline dishwasher, cupboard housing gas boiler and tiled flooring.

First Floor Landing:

Access to part boarded loft space and doors to:

Bedroom 1:

15'0 x 9'1 (4.57m x 2.77m) Dual aspect UPVC double glazed windows to front and rear, coving, radiator and full width range of built in wardrobes and overhead cupboards.

Bedroom 2:

13'1 x 11'2 (3.99m x 3.40m) UPVC double glazed window to front, radiator and coving.

Bedroom 3:

11'2 x 10'4 (3.40m x 3.15m) UPVC double glazed window to rear, radiator and coving.

Bedroom 4:

8'9 x 8'2 (2.67m x 2.49m) UPVC double glazed window to front, radiator and coving.

Shower Room:

8'5 x 8'0 (2.57m x 2.44m) Opaque UPVC double glazed window to rear, recessed spot lights, extractor, fully tiled walls and flooring, large pedestal wash hand basin with mixer tap, low level WC, large shower cubicle with dual mixer shower and further wall mounted Mira electric power shower, chrome heated towel rail and airing cupboard housing hot water cylinder.

Rear Garden:

Approx 85'0 (Approx 25.91m) Attractive garden to rear predominately laid to lawn with paved patio, mature hedged borders affording much privacy, outside tap and enclosed by panel fencing with pedestrian gated side access to front and personal door leading into:

Garage:

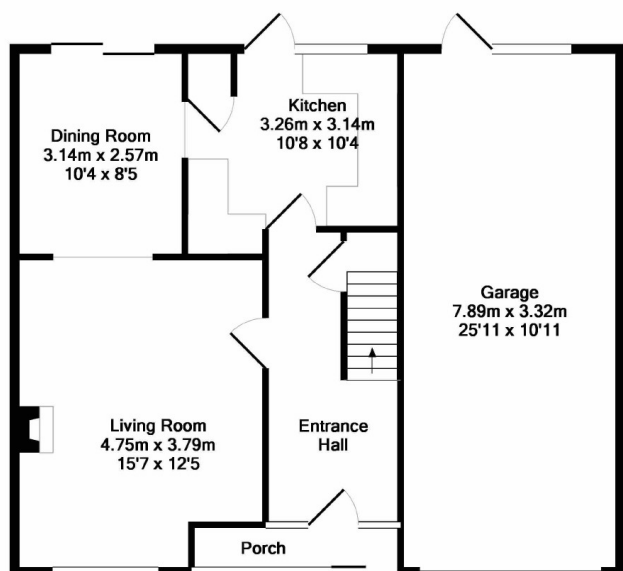
25'11 x 10'11 (7.90m x 3.33m) With power and light connected, up and over door to front, appliance space for freezer and washing machine with plumbing provided.

Front:

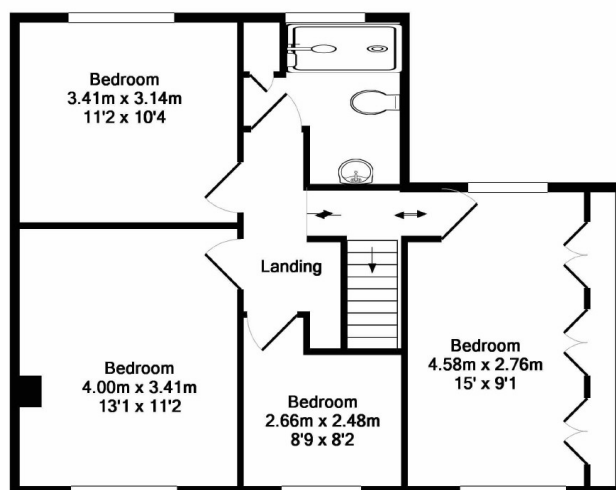
Driveway to front providing off street parking.







Ground floor
Approx. Floor
Area 72.2 Sq.M.
(777 Sq.Ft.)



1st floor
Approx. Floor
Area 56.8 Sq.M.
(611 Sq.Ft.)

Total Approx. Floor Area 129.0 Sq.M. (1388 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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