



| 111 Cromwell Road | Hertford | SG13 7DP

Price guide £440,000

Open House - Saturday 20th October 2.00pm - 3.30pm by appointment only for this three bedroom character semi-detached house situated in this mature position on the east side of town within walking distance to Hertford East mainline train station and wonderful panoramic views over the meads to the rear. This fully double glazed and gas centrally heated home offers accommodation to include 13' living room with feature log burner opening onto the 11' dining area, 15' kitchen/diner and with ground floor family bathroom and first floor en-suite shower room to the master bedroom. Attractive west facing garden to rear backing onto the allotments and meads beyond. CHAIN FREE.



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Front door into:

Entrance Porch:

UPVC double glazed window to side, tiled flooring and opening to:

Entrance Hall:

Stairs to first floor, radiator, wood flooring and door to:

Living Room:

13'1 x 11'0 (3.99m x 3.35m) UPVC double glazed window to front, radiator, feature log burner, wood flooring and open plan to:

Dining Area:

11'10 x 9'5 (3.61m x 2.87m) Double doors through to kitchen/breakfast room, wood flooring, radiator, built in storage cupboard to recess, and door to:

Utility Room:

Opaque UPVC double glazed window to side, tiled flooring, Plumbing and space for washing machine and tumble dryer, wall mounted combination gas boiler and trap door to:

Cellar:

Natural cellar with 4'6 head height.

Kitchen/Diner:

15'9 x 9'5 (4.80m x 2.87m) UPVC double glazed window to rear and opaque UPVC double glazed window to side, French doors leading to rear garden, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer sink unit with mixer tap, tiled flooring and tiled splash backs, appliance space for fridge freezer, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood over, island with breakfast bar, built in corner sofa with storage and door to:

Bathroom:

9'1 x 6'11 (2.77m x 2.11m) Opaque UPVC double glazed window to side, low level WC, wall mounted wash hand basin with mixer tap, roll top bath with mixer tap and separate mixer shower over with rainfall head, chrome towel radiator, extractor and tiled walls in suite area.

First Floor Landing:

UPVC double glazed window to side, access to loft space and doors to:

Bedroom 1:

13'0 x 11'0 (3.96m x 3.35m) UPVC double glazed window to front, radiator and door to:

En-Suite Shower Room:

Extractor, chrome towel radiator, low level WC, corner wall mounted wash hand basin with mixer tap and mosaic tiled splash backs, tiled flooring, shower cubicle with Triton electric shower over.

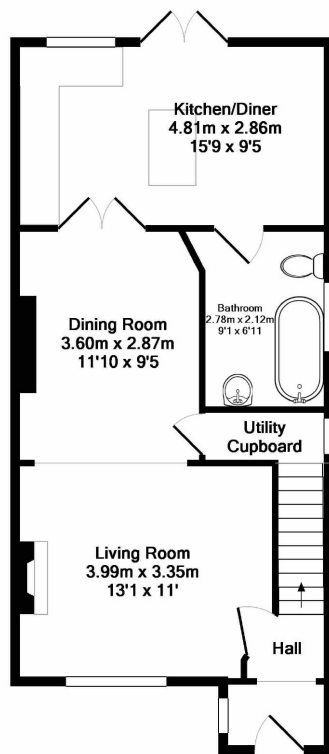
Bedroom 2:

11'11 x 9'3 (3.63m x 2.82m) UPVC double glazed window to rear with far reaching views over the meads and radiator.

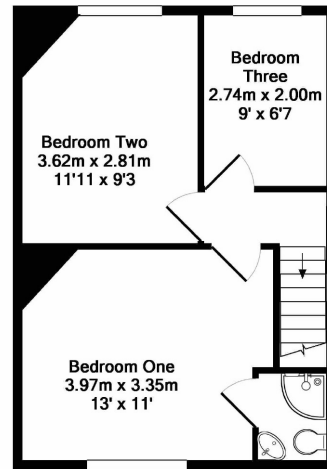
Bedroom 3:







Ground floor



1st floor

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			
(55-68) D		62	63
(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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	60
(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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