



Westview | 204 North Road | Hertford | SG14 2PJ

Price guide £735,000

Open House - Saturday 17th November - 11.00am - 1.00pm by appointment only for this highly individual four bedroom detached 1920's house which has been remodelled and fully refurbished by the current owners to now offer flexible and spacious accommodation throughout. This fully double glazed and gas centrally heated home offers a contemporary style gloss white kitchen with breakfast/family room, air conditioned fitness studio, a living room with feature wood burner, utility room and two ground floor bedrooms. The property nestles in to delightful and mature gardens affording much privacy and with the additional benefit of a double garage currently used as a gym and own driveway to front providing off street parking for several cars. Offered CHAIN FREE!



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Front door into:

#### Entrance Hall:

Wood flooring, coving, recessed spot lights with activation sensor, radiator, under stairs cupboard and doors to:

#### Living Room:

12'6 x 11'5 (3.81m x 3.48m) UPVC double glazed French doors to side into garden, recessed spot lights, coving, radiator, built in shelving to recesses, feature wood burner with timber mantle and slate tiled hearth.

#### Kitchen:

10'4 x 9'7 (3.15m x 2.92m) Electric skylight window, fitted with a range of contemporary style gloss white base and wall cupboards with contrasting granite work surfaces over with inset one and a half bowl stainless steel sink unit with instant boil mixer tap over, dual side by side built in Neff electric ovens with separate Neff induction hob over and stainless steel extractor hood, built in microwave, integrated fridge and dishwasher, under unit lighting, air conditioning unit, tiled flooring and opening to:

#### Breakfast/Family Room:

22'1 x 8'10 (6.73m x 2.69m) Stunning breakfast/family room of UPVC double glazed construction with tinted glass to reduce glare and temperature, dual electric skylights, French doors to side and rear into garden, air conditioning unit, tiled flooring, breakfast bar with gloss white cupboards and granite work surface over with appliance space for wine cooler, spot lights and feature light blocks with colour change setting.

#### Utility Room:

11'5 x 9'7 (3.48m x 2.92m) UPVC double glazed window to side and door to rear into garden, recessed spot lights, fitted with a range of gloss white base and wall cupboards with contrasting work surfaces over incorporating circular stainless steel sink unit with mixer tap, tiled splash backs, radiator, tiled flooring, appliance space for American style fridge freezer, tumble dryer and washing machine with plumbing provided.

#### Fitness Studio/Office/TV Room:

12'11 x 9'3 (3.94m x 2.82m) Electric skylight window, recessed spot lights, air conditioning unit, radiator, stairs to first floor with small cupboard under, coving and recessed cupboard.

#### Bedroom 3:

12'11 x 12'1 (3.94m x 3.68m) UPVC double glazed box bay window to front with fitted shutters, coving, radiator and built in wardrobes.

#### Bedroom 4:

12'6 x 10'8 (3.81m x 3.25m) UPVC double glazed box bay window to front and French doors to side into garden, recessed spot lights, radiator and fitted wardrobes.

#### Bathroom:

Fully tiled room with three piece suite comprising low level WC, circular vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and wall mounted shower attachment, chrome towel radiator and extractor.

#### First Floor Landing:

Skylight, eaves storage, coving and doors to:

#### Bedroom 1:

15'0 x 12'3 (4.57m x 3.73m) UPVC double glazed window to front, radiator and eaves storage.

#### Bedroom 2:

14'7 x 8'2 (4.45m x 2.49m) UPVC double glazed window to rear, radiator, coving and wood flooring.

#### Shower Room:

UPVC double glazed window to rear and skylight, recessed spot lights, low level WC, corner shower cubicle, vanity wash hand basin with mixer tap and cupboard under, tiled flooring and walls and chrome radiator.

#### Gardens:

Delightful mature gardens wrapping around the property and arranged over various levels. Extensively and attractively stocked and affording much privacy with hedged and tree borders. LARGE PAVED PATIO SEATING AREA with raised lawns, outside tap and timber store, feature lighting.

#### Garage (Used as Gym):

23'0 x 19'1 (7.01m x 5.82m) Currently utilised for a gym area with power and light connected, water softener and electric roller door to front.

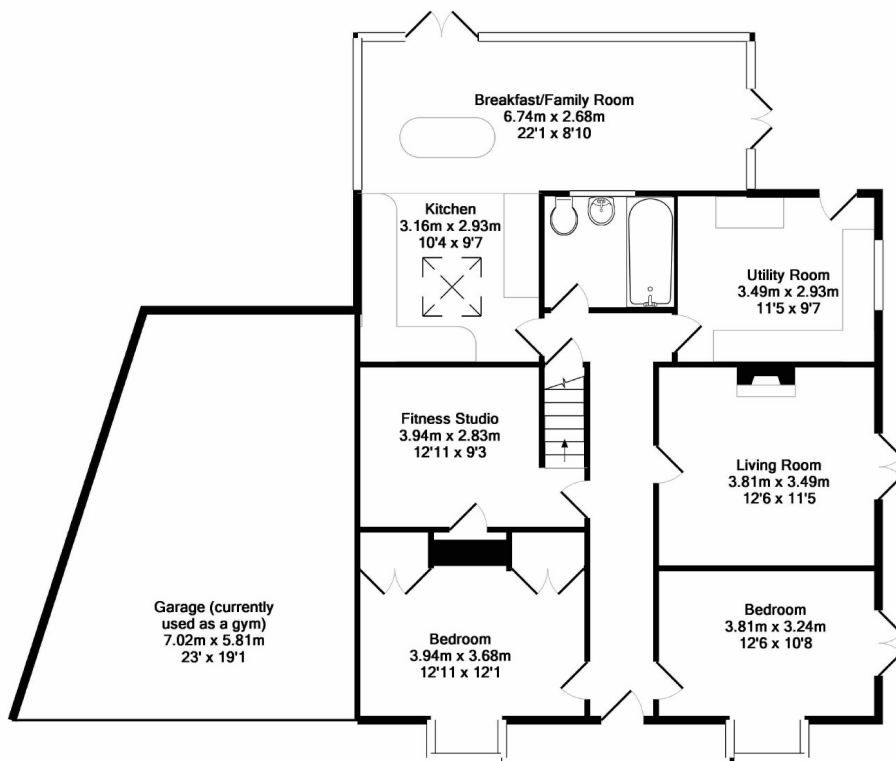
#### Driveway:

Gravelled driveway providing off street parking for several cars.

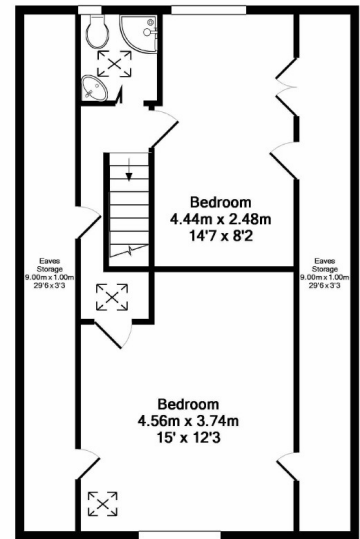








Ground floor  
Approx. Floor  
Area 133.3 Sq.M.  
(1435 Sq.Ft.)

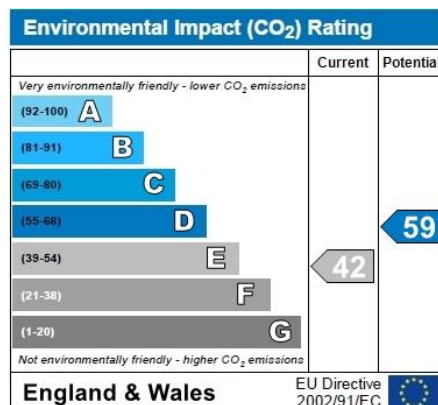
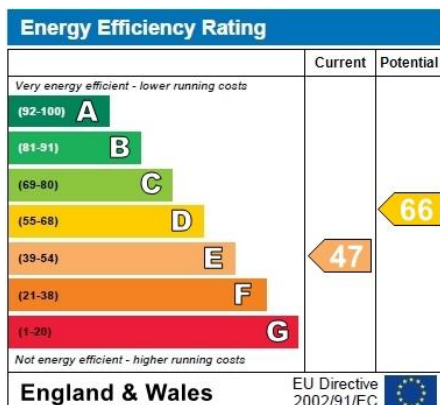


1st floor  
Approx. Floor  
Area 51.7 Sq.M.  
(556 Sq.Ft.)

Total Approx. Floor Area 185.0 Sq.M. (1991 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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