



| 9a Priors Close | Hertford Heath | SG13 7QN

Price guide £525,000

A tasteful and well presented three bedroom modern detached house situated in this peaceful and highly sought after village location offering local shops, pubs and primary school and just two miles from Hertford town centre with easy access to the A10. This fully double glazed and gas centrally heated home offers spacious and airy accommodation throughout to include 16' refitted kitchen, 18' dining room and 15' lounge with a luxury refitted bath and shower room on the first floor with freestanding roll top bath. The additional benefit of driveway to front providing off street parking for two cars and mature garden to rear with timber decked patio and covered verandah plus summer house. Must be viewed.



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moving experience



Front door into:

### Entrance Porch:

Built in storage cupboards, tiled flooring and door into:

### Dining Area:

11'2 x 9'7 (3.40m x 2.92m) Engineered oak flooring, stairs to first floor with cupboard under, recessed spot lights with scene setter light controls, radiator, open plan to kitchen and doors to dining room and to:

### Cloakroom:

Extractor, radiator, tiled flooring and walls to half height, pedestal wash hand basin and low level WC.

### Kitchen:

16'3 x 8'9 (4.95m x 2.67m) Double glazed window to front, fitted with an extensive range of shaker style base and wall cupboards with solid wood work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, engineered oak flooring, cupboard housing gas boiler, glass splash back panels, appliance space for range style oven with separate stainless steel extractor hood over, under counter lighting, radiator, appliance space for fridge freezer, dishwasher and washing machine with plumbing provided.

### Dining Room:

18'6 x 10'3 (5.64m x 3.12m) Double glazed bi-fold doors leading into rear garden, engineered oak flooring, two radiators, recessed spot lights with scene setter light controls and opening to:

### Lounge:

15'0 x 10'4 (4.57m x 3.15m) Double glazed windows to rear and sliding doors to side into rear garden, large skylight window, engineered oak flooring, radiator and recessed spot lights.

### First Floor Landing:

Double glazed window to side, airing cupboard housing hot water cylinder, access to loft space with pull down ladder and doors to:

### Bedroom 1:

10'3 x 11'7 (3.12m x 3.53m) Double glazed window to rear and radiator.

### Bedroom 2:

15'4 x 8'0 (4.67m x 2.44m) Double glazed window to front, built in wardrobes and radiator.

### Bedroom 3:

9'11 max x 7'5 (3.02m max x 2.26m) Double glazed window to front and radiator.

### Luxury Bath & Shower Room:

10'3 x 6'6 (3.12m x 1.98m) Opaque double glazed window to rear, fitted with a contemporary white suite comprising freestanding roll top bath with mixer tap and hand rinser attachment, low level WC, vanity wash hand basin with mixer tap and drawer unit under, large walk in shower cubicle with floor mounted glass screen and rainfall head over, chrome heated towel rail, recessed spot lights, extractor, tiled flooring and walls to half height.

### Rear Garden:

Mature garden to rear with well stocked planted and tree borders, predominately laid to lawn with decked patio area and covered verandah and additional raised decking area to rear leading to:

### Summer House:

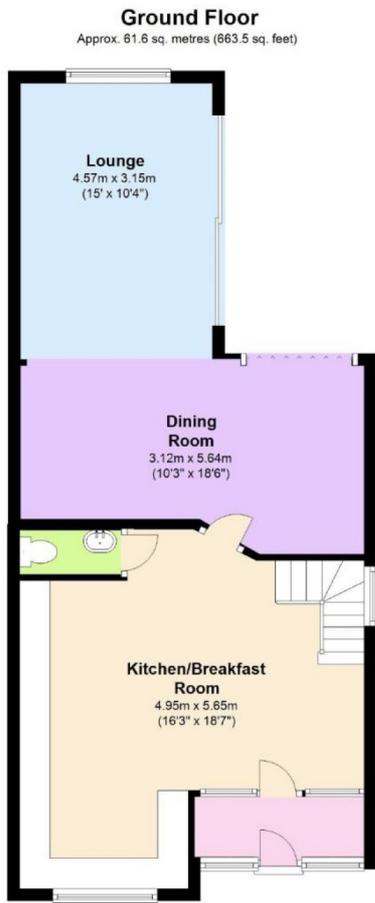
9'0 x 8'10 (2.74m x 2.69m) Timber summer house with additional store to rear.

### Driveway:

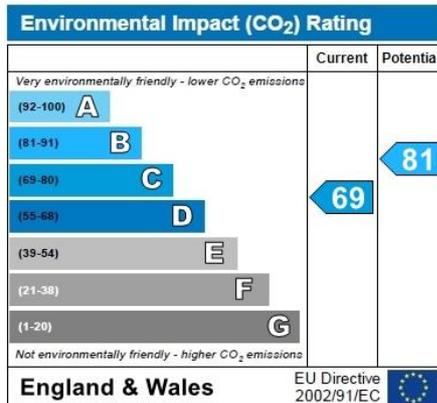
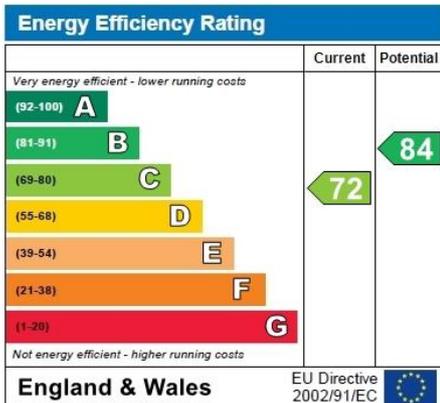
Block paved driveway to front providing off street parking for two cars and with gated pedestrian access to side leading to rear garden.







Total area: approx. 112.8 sq. metres (1213.6 sq. feet)  
**Priors close**



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