



| 5 Valley Close | Hertford | SG13 8BD

Price guide £950,000

OPEN HOUSE - Saturday 9th February - 12.00pm - 1.30pm by appointment only for this detached family home situated in this PREMIER SOUTH SIDE LOCATION and offering FANTASTIC SCOPE for improvement and refurbishment. With accommodation to include TWO RECEPTION rooms, a first floor study in addition to four bedrooms and both GARAGE and DRIVEWAY to front with mature 95' X 45' garden to the rear affording a high degree of privacy. OFFERED CHAIN FREE.



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A better home  
moving experience



Front door into:

**Entrance Hall:**

Stairs to first floor with cupboard under and doors to:

**Cloakroom:**

Opaque window to side, low level WC and corner wash hand basin.

**Kitchen:**

10'0 x 9'11 (3.05m x 3.02m) Window to rear overlooking the garden, fitted with a range of modern white base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, metro tiled splash backs, cupboard housing gas boiler, appliance space for gas cooker and washing machine with plumbing provided and door to:

**Dining Room:**

12'4 x 10'0 (3.76m x 3.05m) Window to rear and door into garden, radiator and opening through into:

**Living Room:**

16'11 x 10'5 (5.16m x 3.18m) Window to front, radiator and fitted gas fire.

**First Floor Landing:**

Access to loft space and doors to:

**Bedroom 1:**

13'2 x 10'5 (4.01m x 3.18m) Window to front and radiator.

**Bedroom 3:**

13'5 x 9'9 (4.09m x 2.97m) Window to rear, full width range of fitted wardrobes, dresser and drawer units and radiator.

**Bath & Shower Room:**

Opaque window to side, fitted with a white four piece suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, glass shower cubicle with hand rinser and rainfall head over, heated towel rail, fully tiled walls and flooring, recessed spotlights.

**Study:**

9'9 x 8'10 (2.97m x 2.69m) Window to rear, radiator and door to:

**Inner Lobby:**

Doors to:

**Bedroom 2:**

13'5 x 11'0 (4.09m x 3.35m) Window to rear and radiator.

**Bedroom 4:**

11'0 x 9'1 (3.35m x 2.77m) Window to front, radiator and corner wash hand basin.

**Rear Garden:**

95'0 x 45'0 (28.96m x 13.72m) Gently rising mature garden to rear with patio leading to lawn, well stocked borders to bank at far end, outside tap and pedestrian side access to front and covered walkway to front and also leading to:

**Garage:**

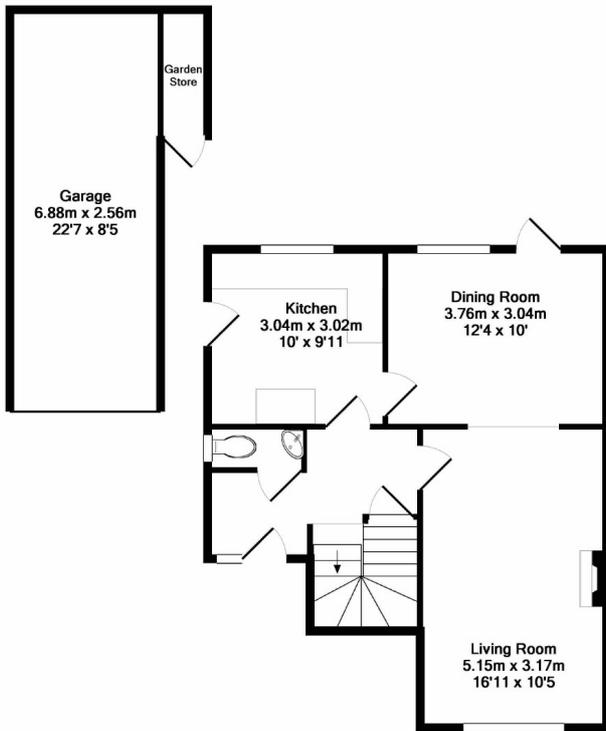
22'7 x 8'5 (6.88m x 2.57m) Up and over door with power and lighting connected. Additional storage area.

**Front:**

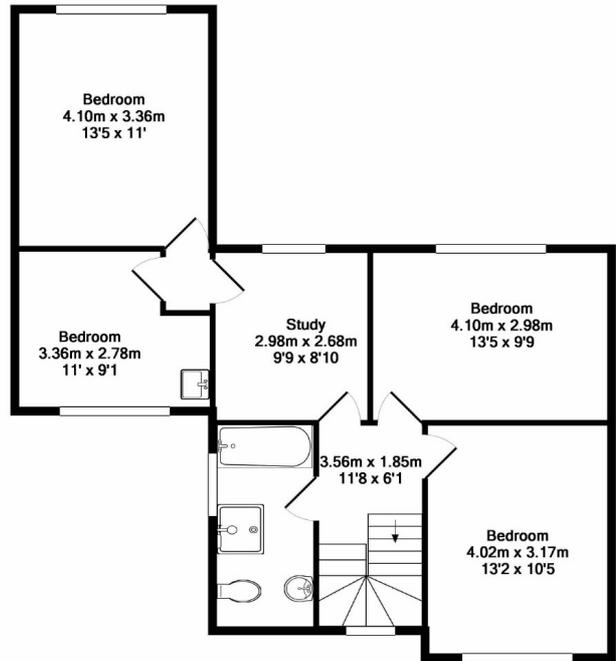
Laid to lawn with well stocked borders and driveway providing off street parking for two cars.







Ground floor  
Approx. Floor Area 66.8 Sq.M.  
(719 Sq.Ft.)



1st floor  
Approx. Floor Area 68.9 Sq.M.  
(742 Sq.Ft.)

Total Approx. Floor Area 135.7 Sq.M. (1460 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		44	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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