



| 6 Albion Close | Hertford | SG13 7BZ

Price guide £400,000

CHAIN FREE and the subject of RECENT and COMPREHENSIVE IMPROVEMENTS inside and out this well presented and LOW MAINTENANCE HOME is located within a convenient SG13 location within easy walking distance of local facilities to include SCHOOLS, RAIL STATIONS to LONDON, the town centre and all local restaurants and leisure facilities. Offering a newly REFITTED KITCHEN. a cloakroom, LIVING ROOM with WOODBURNER and feature BI-FOLDING DOORS on to an attractive and recently landscaped SOUTH FACING GARDEN the property further enjoys residents parking to front with GARAGE arranged close by.



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Storm Porch

UPVC double glazed entrance door to:

Entrance Hall

With turning staircase off. Double radiator. Oak flooring and double doors through to Living Room. Doors also to:

Cloakroom

White suite comprising Low level WC and wash hand basin with mixer tap. Double radiator and obscure window to front.

Kitchen

Aspect to front. Refitted with an attractive range of modern soft close units comprising wall and base cupboards, drawers and shelving. One and a half bowl astralite sink unit with mixer tap set in to hardtop work surfaces, tiling to splash back areas. Integrated slimline dishwasher with split level four ring gas hob with Bosch extractor over and further Bosch double oven. An integrated fridge/freezer, under cupboard lighting and ceramic tiled flooring complete this attractive space.

Living Room

An attractively presented room with feature wood burning stove and rough hewn inset oak mantle. Fantastic bi-folding doors opening the full width of the room and providing open plan access in to rear garden.

First Floor Landing

Accessed via double turning staircase. Access to insulated loft with combi-boiler. Linen cupboard and further over stairs cupboard.

Bedroom 1

Aspect to front. Double wardrobe. Double radiator.

Bedroom 2

Aspect to rear. Double radiator.

Bedroom 3

Aspect to rear. Double radiator.

Bathroom

Fully tiled and fitted with a white suite comprising a tiled enclosed bath with shower featuring Monsoon head and further flexible hose. Vanity unit incorporating cupboard under. Low level WC. Ceiling down lighters and a heated chrome towel rail.

Outside

To the front lies an area of hard standing which is for residents only.

Rear Garden

45' approx. (13.72m approx.) An attractive feature being south facing and recently landscaped with raised borders. Enjoying a paved patio and further paved terrace. Outside lighting taps and power facilities.

Garage

Arranged close by, en bloc with up and over door.

Agents note

We understand from the owners that the property was fitted with a Glow Worm combi-boiler in 2012.

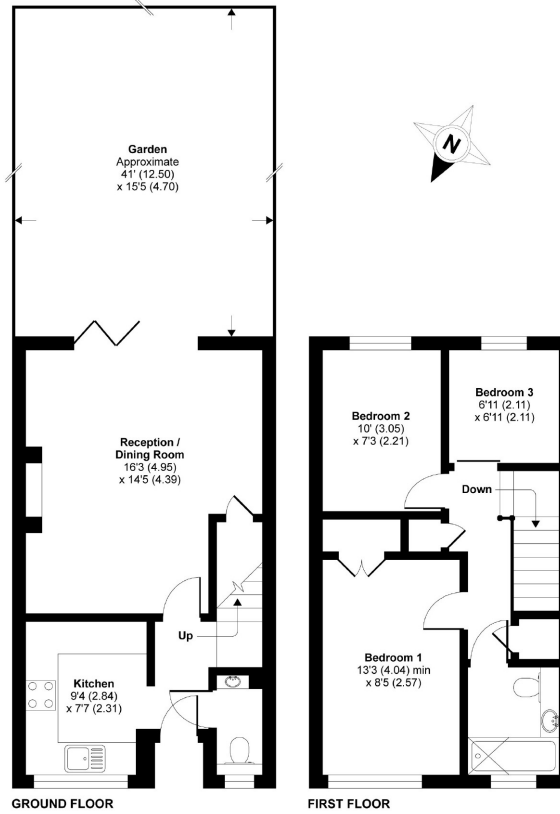
Albion Close Residents Management company - operated by two principle residents and costing £6 pcm towards up keep of communal areas, parking etc.





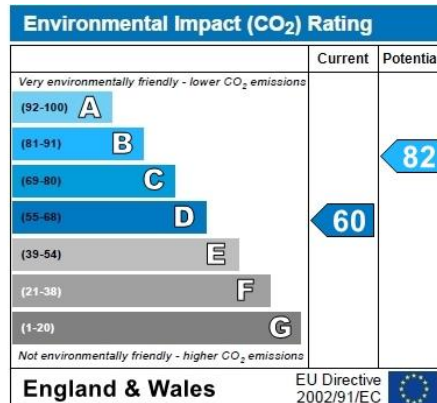
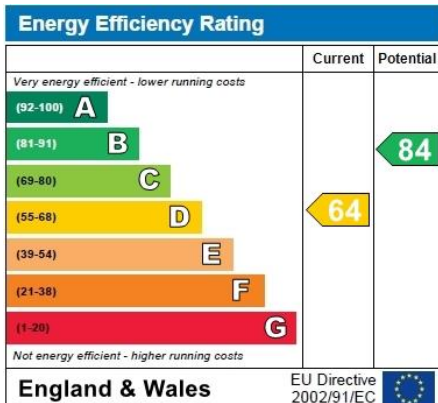
Albion Close, Hertford, SG13

APPROX. GROSS INTERNAL FLOOR AREA 758 SQ FT 70.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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