



| 63 High Road | Hertford | SG14 2PR

Price guide £375,000

A DELIGHTFUL CHARACTERFUL VILLAGE COTTAGE believed to date from the 1860's and backing DIRECTLY on to FIELDS with both Hertford North rail station and Hertford town centre facilities under 5 minutes drive away. uPVC double glazed and well presented throughout this charming home has a large split-level living room with fireplace, a rustic oak kitchen, large first floor bathroom and FANTASTIC GARDENS in excess of 100' and FACING SOUTH WEST backing fields. Hard standing parking is normally readily available directly opposite no. 63. NO CHAIN.



shepherds
A better home
moving experience



UPVC double glazed entrance door to:

Living Room

Split-level and currently comprising two well defined areas over each of the different levels:

Dining Area

Aspect to front. Feature fireplace with decorative tiled surround and mantle with raised hearth. Exposed floor boards and step up to:

Lounge Area

Aspect to rear. Slate tiled effect flooring. Turning staircase off. Electric panel radiator. Door to:

Kitchen

Aspect to rear. Fitted with a range of rustic units in a medium oak and comprising wall and base cupboards, drawers and shelving. One and a half bowl enamel sink unit . Plumbing for automatic washing machine. Electric cooker point. Attractive tiled splash backs and slate tiled effect flooring. Door to outside and directly out to Covered Seating Area.

First Floor Landing

Accessed via turning natural wood tread staircase. Access to insulated loft. Small storage cupboard and doors off:

Bedroom 1

Aspect to front. Feature original fireplace with grate. Double wardrobes x 2 set in to recess's to either side of chimney breast. Electric panel radiator.

Bedroom 2

Attractive aspect to rear over garden with fields beyond. Electric panle radiator.

Bathroom

White suite comprising tiled enclosed bath with chrome mixer and shower attachment with wall mounted shower unit. Vanity unit incorporating wash hand basin with cupboard under. Low level WC. Half tiled to dado rail with heated towel rail. Obscure window to front.

Outside

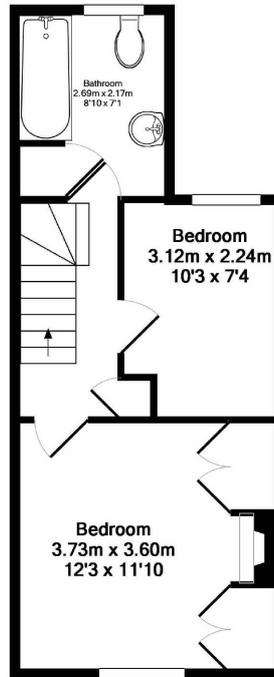
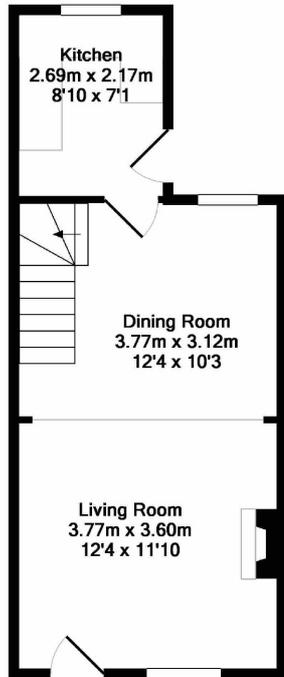
Front garden laid to lawn with steps up to front door. Pedestrian access available at end of terrace and via gate to rear of neighbour.

Rear Garden

100' plus (30.48m plus) Enjoying a sunny south westerly aspect and backing directly on to fields. Enjoying a covered seating area and further hard standing area. Brick built store. Steps leading up to lawned area rising amongst some mature trees to a further seating terrace at end of garden and providing a gravel based area with raised borders and views directly over the fields to immediate rear.







Ground floor
Approx. Floor
Area 31.2 Sq.M.
(336 Sq.Ft.)

1st floor
Approx. Floor
Area 30.9 Sq.M.
(333 Sq.Ft.)

Total Approx. Floor Area 62.1 Sq.M. (668 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) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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