



| 21 Roebuck Close | Hertford | SG13 7TE

Price guide £475,000

OFFERED CHAIN FREE for this well presented three bedroom semi-detached house positioned in this peaceful no through road position on the popular and highly sought after Foxholes development on the east side of town and within the SG13 catchment. This fully double glazed and gas centrally heated modern family homes offers accommodation to include spacious 15' x 14' living room with separate conservatory, refitted kitchen with a range of integrated appliances, first floor family bathroom and downstairs cloakroom. With the additional benefit of both 40' private rear garden and garage with parking space to front located close by.

Front door into:

Entrance Hall:

Laminate wood flooring, radiator, coving, stairs to first floor and doors to:

Cloakroom:

Opaque UPVC double glazed window to front, tiled flooring, low level WC, vanity wash hand basin with mixer tap and cupboard under and tiled splash back.

Kitchen:

9'11 x 8'0 (3.02m x 2.44m) UPVC double glazed window to front, recessed spot lights, fitted with a range of base and wall units with contrasting work surfaces over incorporating stainless steel single drainer sink unit with mixer tap, cupboard housing gas boiler, tiled splash backs, built in oven with separate stainless steel gas hob and filter hood, integrated dishwasher, washing machine and fridge.

Living Room:

15'1 x 14'9 (4.60m x 4.50m) Recessed spot lights, coving, laminate wood flooring, under stairs storage cupboard, two radiators, UPVC double glazed window to rear and sliding patio door to:

Conservatory:

14'9 x 8'11 (4.50m x 2.72m) UPVC double glazed and brick construction, laminate wood flooring, electric panel heater and French doors to rear garden.

First Floor Landing:

UPVC double glazed window to side, access to loft space and doors to:

Bedroom 1:

12'6 x 8'8 (3.81m x 2.64m) Dual UPVC double glazed windows to front, radiator, coving, built in wardrobes and airing cupboard housing hot water cylinder.

Bedroom 2:

11'6 x 8'0 (3.51m x 2.44m) UPVC double glazed windows to rear, radiator, coving and built in wardrobes.

Bedroom 3:

8'2 x 6'9 (2.49m x 2.06m) UPVC double glazed window to rear, coving, recessed spot lights, radiator and built in wardrobe.

Bathroom:

8'0 x 4'11 (2.44m x 1.50m) Fully tiled room with low level WC, pedestal wash hand basin, wood panel enclosed bath with mixer shower over and glass screen, recessed spot lights, extractor and chrome heated towel rail.

Rear Garden:

Approx 40'0 (Approx 12.19m) Attractively landscaped and low maintenance garden to rear with shaped artificial lawn and paved patio, out side lights, planted and flower beds and enclosed by panel fencing with pedestrian gated access to front.

Front:

Block paved frontage.

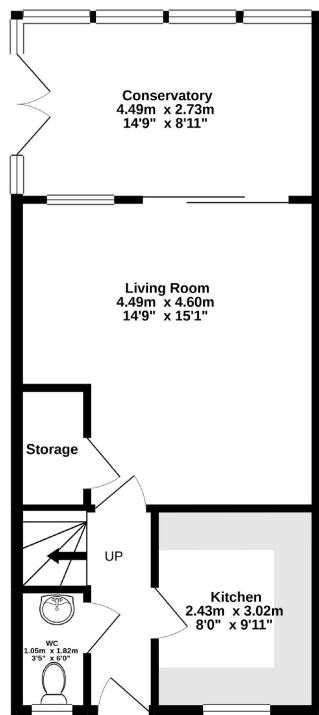
Garage & Parking Space:

Single garage arranged close by with power and lighting connected and up and over door to front with parking space directly to the front.

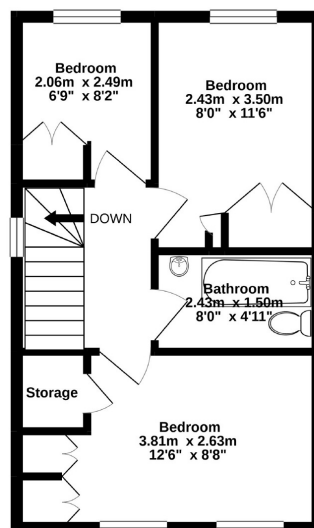




Ground Floor
46.5 sq.m. (500 sq.ft.) approx.

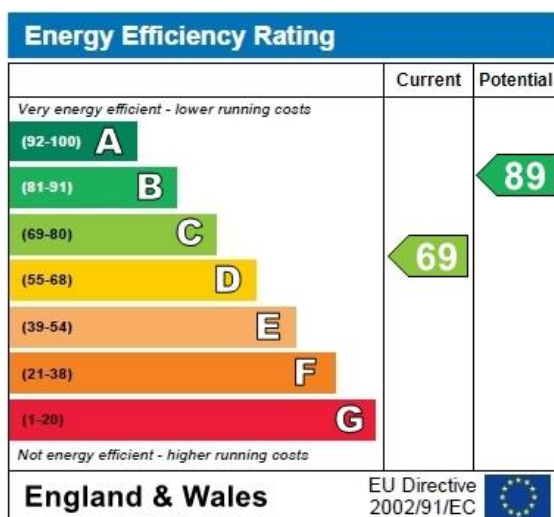


1st Floor
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA: 80.7 sq. m. (868 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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