



| 17 Cumberland Close | Bengeo | SG14 3EF

Price guide £735,000

AN EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE situated in this highly sought after and peaceful no through road position in the heart of Bengeo and within easy access to local parade of shops and schooling. This tastefully and well presented family home offers spacious accommodation throughout to include modern 19' x 15' kitchen/family room with a range of integrated appliances plus separate utility room, 15' living room with feature working fireplace, snug and separate study. There is both an en-suite shower room to the master bedroom and additional family bathroom plus downstairs cloakroom. With the additional benefit of an attractively landscaped and mature 80' garden to rear and both garage and driveway providing ample off street parking.

Front door into:

Entrance Hall:

Oak wooden flooring, radiator, recessed spot lights, coving, stairs to first floor with cupboards under and doors to:

Living Room:

15'5 x 11'9 (4.70m x 3.58m) UPVC double glazed window to front, coving, radiator, feature working fireplace with surround and door into:

Study:

8'11 x 8'5 (2.72m x 2.57m) Coving, wooden flooring, radiator and double doors to:

Snug:

10'9 x 8'11 (3.28m x 2.72m) Opaque window to side and UPVC double glazed French doors to rear, radiator, coving and door to:

Kitchen/Family Room:

19'2 x 15'11 (5.84m x 4.85m) Fitted with a range of base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel oven with separate built in microwave and stainless gas hob and extractor hood over, tiled splash backs, integrated dishwasher, fridge and freezer, coving, recessed spot lights, tiled flooring, door to utility and open plan to family area with UPVC double glazed window to side and French doors to rear garden with additional skylight, tiled flooring, recessed spot lights and two radiators.

Utility Room:

15'8 x 7'2 (4.78m x 2.18m) Door to front and door to garage, tiled flooring, radiator, recessed spot lights, tiled splash backs, extractor, base and wall units with solid wood work surface over incorporating butler style sink with mixer tap, appliance space for fridge freezer, washing machine and tumble dryer and door to:

Cloakroom:

4'4 x 3'1 (1.32m x 0.94m) Recessed spot lights, extractor, low level WC, wall mounted corner wash hand basin with mixer tap and tiled splash back and tiled flooring.

First Floor Landing:

Recessed spot lights, access to insulated and part boarded loft space with lighting and pull down ladder and doors to:

Bedroom 1:

11'11 x 11'11 (3.63m x 3.63m) UPVC double glazed window to front, recessed spot lights, radiator, laminate wood flooring, recessed double wardrobe and door to:

En-Suite Shower Room:

7'9 x 6'10 (2.36m x 2.08m) Opaque UPVC double glazed window to rear, extractor, recessed spot lights, fully tiled walls, laminate wood flooring, radiator, low level WC, pedestal wash hand basin with mixer tap, shaver point, large walk in shower cubicle with hand rinser and rainfall head and curved glass screen.

Bedroom 2:

13'5 x 11'1 (4.09m x 3.38m) UPVC double glazed window to front, radiator, coving and laminate wood flooring.

Bedroom 3:

11'1 x 9'10 (3.38m x 3.00m) UPVC double glazed window to rear, laminate wood flooring, coving, radiator and airing cupboard housing hot water cylinder.

Bedroom 4:

10'0 x 7'4 (3.05m x 2.24m) UPVC double glazed window to front, laminate wood flooring, radiator and coving.

Family Bathroom:

11'6 x 6'10 (3.51m x 2.08m) Opaque UPVC double glazed window to rear, extractor, recessed spot lights, radiator, extensively tiled walls, wood panel enclosed bath with mixer shower over, concealed cistern WC, oval shaped wash hand basin with mixer tap and cupboard under.

Rear Garden:

Approx 80'0 (Approx 24.38m) Attractively landscaped and mature garden to rear with paved patio and raised decked timber patio with feature lighting, shaped lawn with planted and hedged boundaries and enclosed by panel fencing with pedestrian gated access to front, outside tap, lighting and tap, large timber work shop with power and light connected, additional paved terrace to rear with large timber shed with power and light connected.

Garage:

18'8 x 12'11 (5.69m x 3.94m) With up and over door to front and personal door to rear into the garden, power and light connected and wall mounted gas boiler.

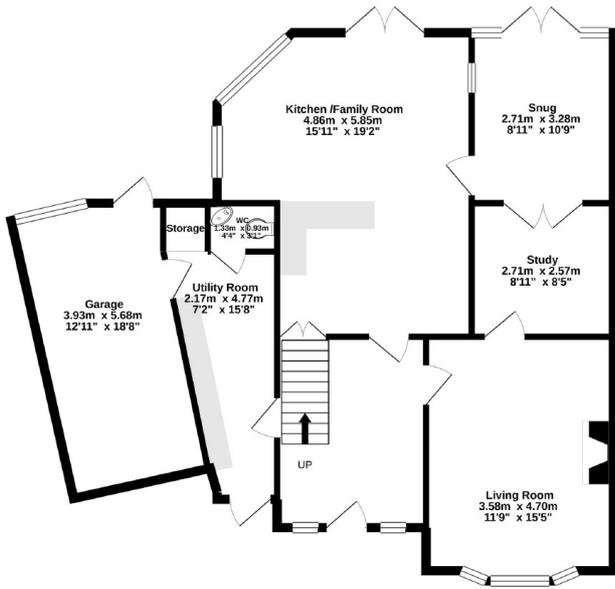
Front:

Block paved driveway with off street parking for several cars.

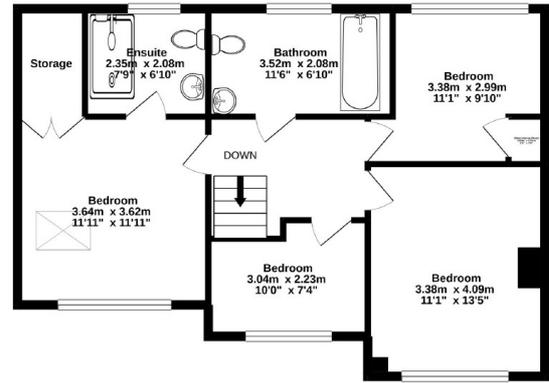




Ground Floor
91.3 sq.m. (983 sq.ft.) approx.



1st Floor
63.4 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA: 154.7 sq.m. (1666 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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