



4 Campfield Road

Hertford, SG14 2AA

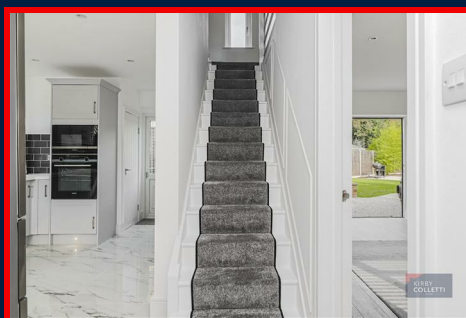
Price £525,000



**** CHAIN FREE **** KIRBY COLLETTI are delighted to offer this **COMPLETELY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE** situated within walking distance to Hertford North train station and the vibrant Town Centre with its Variety of Restaurants, Bars, Shops, Schools and Leisure Facilities.

The property features a Luxury 16ft Kitchen, 16ft Lounge, Ground Floor W.C, Modern Bathroom/W.C, uPVC Double Glazing, 95ft East Facing Rear Garden, Front Garden with Off street parking for two cars.

- THREE BEDROOM SEMI DETACHED HOUSE
- 16ft LOUNGE
- 95ft EAST FACING REAR GARDEN
- CHAIN FREE
- COMPLETELY REFURBISHED THROUGHOUT
- GROUND FLOOR W.C.
- WALKING DISTANCE TO HERTFORD NORTH TRAIN STATION
- LUXURY 16ft KITCHEN
- MODERN BATHROOM/W.C
- WALKING DISTANCE TO HERTFORD TOWN CENTRE



ACCOMMODATION

Entrance door to:

PORCH

5 x 2 (1.52m x 0.61m)

RE-FITTED KITCHEN

16'1 x 12'2 max (4.90m x 3.71m max)

Dual aspect uPVC double glazed windows. Range of grey shaker style wall and base units with work surfaces over. Electric hob with extractor canopy above. Built in electric 'Siemens' oven. 'Siemens' microwave. Space for dishwasher or washing machine. Recessed ceiling spotlights. Polished porcelain tiled floor.

W.C

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin. Heated towel rail. Polished porcelain tiled floor. Recessed ceiling spotlights.

LOUNGE

16'1 x 10'11 (4.90m x 3.33m)

Front aspect uPVC double glazed window and bi-folding door to rear garden. Laminate wood flooring. Recessed ceiling spotlights. Vertical radiator. Two wall lights.

FIRST FLOOR LANDING

9 x 7'10 (2.74m x 2.39m)

Rear aspect uPVC double glazed window. Access to loft.

BEDROOM ONE

14'1 x 8'1 (4.29m x 2.46m)

Two front aspect uPVC double glazed windows. Recessed ceiling spotlights. Radiator. Built in cupboard.

BEDROOM TWO

9'6 x 9'1 (2.90m x 2.77m)

Front aspect uPVC double glazed windows. Recessed ceiling spotlights. Radiator.

BEDROOM THREE

8'3 x 7'9 (2.51m x 2.36m)

Rear aspect uPVC double glazed window. Recessed ceiling spotlights. Radiator.

LUXURY BATHROOM/W.C

6'2 x 5'5 (1.88m x 1.65m)

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Tiled enclosed bath with mixer tap and separate shower attachment. Wall mounted wash basin. Low level W.C. Recessed ceiling spotlights.

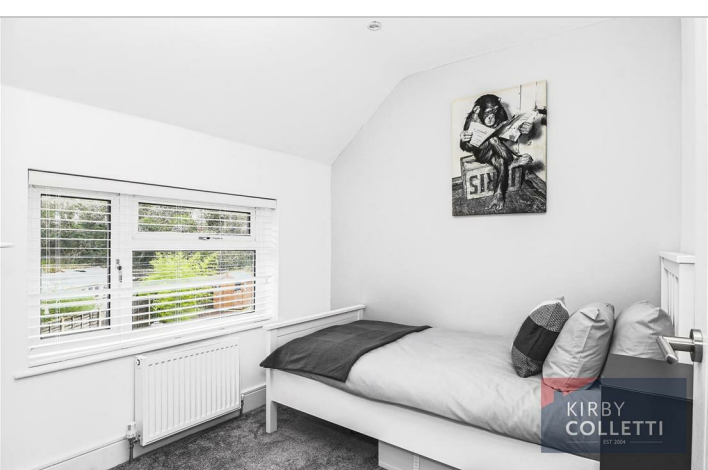
OUTSIDE

REAR GARDEN

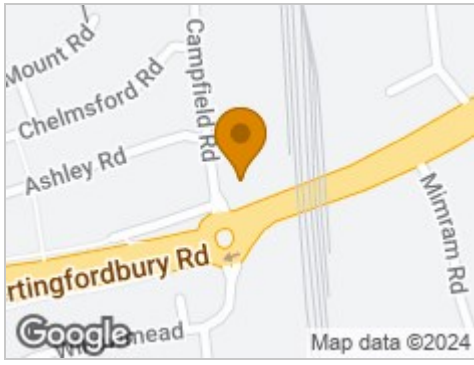
Approx. 95ft East rear garden. Shingled area retained by brick wall. Pathway down to shed. Shrub and flower borders to one side. Side pedestrian access.

FRONT GARDEN

Driveway providing off street parking for 2 cars.



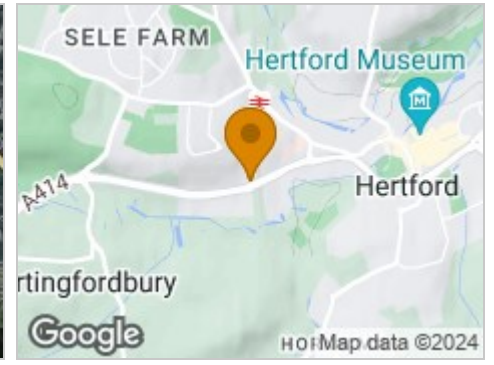
Road Map



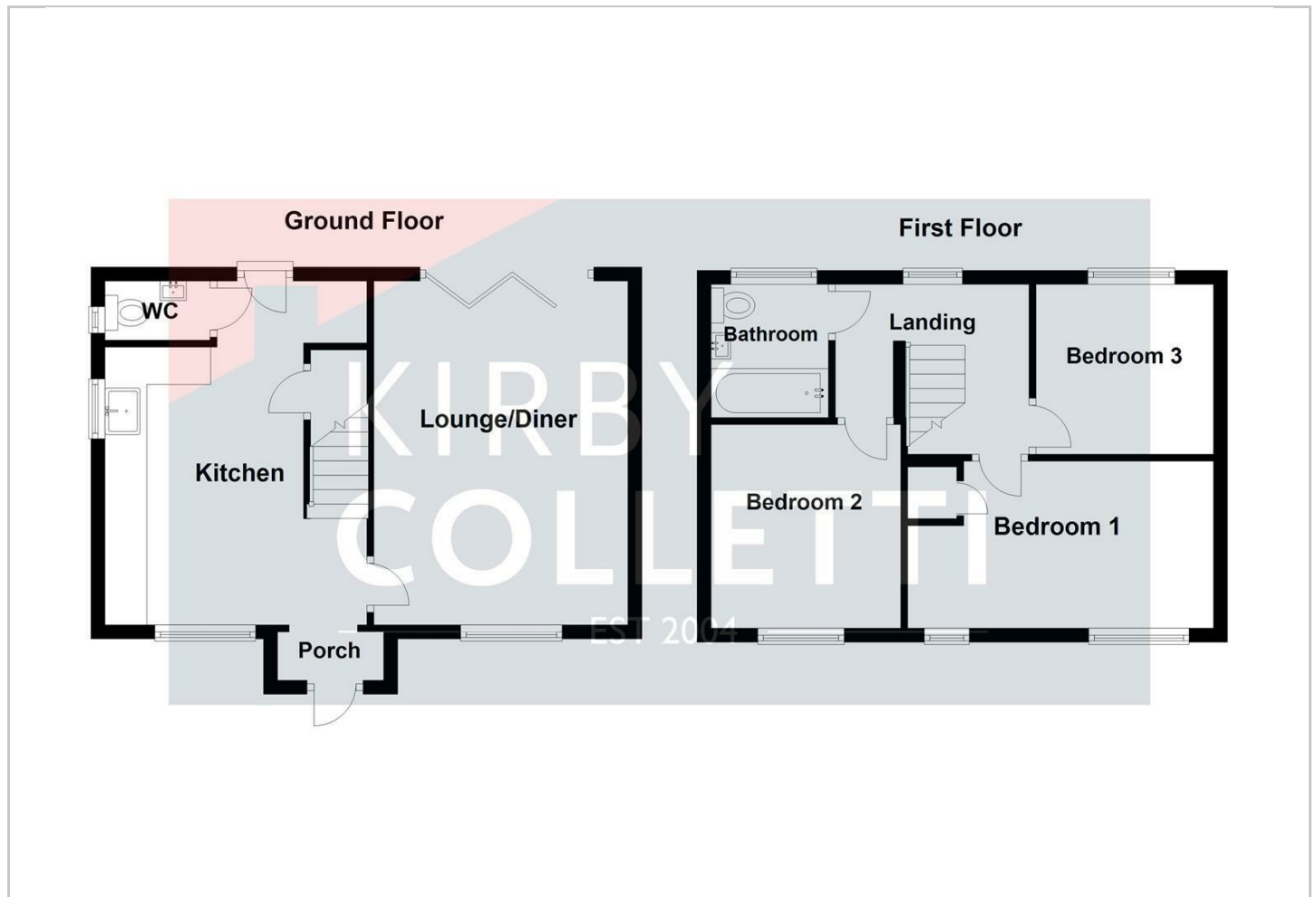
Hybrid Map



Terrain Map



Floor Plan

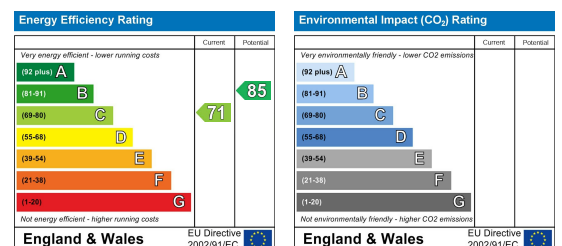


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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