



# 14, Watermill Lane

Hertford,  
SG4 3LB

Guide Price £850,000

country  
properties



CHAIN FREE!! We are delighted to offer this bright, spacious 4 bed detached property in the the quiet, sought after area of Bengoe. With 3 double bedrooms, off road parking for 2 cars, conservatory leading onto a sumptuous rear garden. This property is a must view!!

- CHAIN FREE!!
- 4 BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING FOR 2 CARS
- GARAGE
- QUIET LOCATION
- DOWNSTAIRS W/C AND UTILITY ROOM
- FREEHOLD
- SPACIOUS AND BRIGHT

## Ground Floor

### Entrance Hall

Very wide and spacious entrance hall with doors leading to the garage, living room, kitchen and downstairs WC. Under the stairs storage cupboard housing the RCD unit. Thermostatically controlled radiator. Carpeted stairs leading to first floor.

### Garage

Rollover metal door. Wall mounted boiler. Mainly used for storage.

### Living Room

Carpeted. Large double glazed UPVC window overlooking the front letting in lots of natural light. Electric fireplace. TV aerial points. Thermostatically controlled radiator. Double doors with panelled glass leading into dining room.

### Dining Room

Continuation of carpet. Thermostatically controlled radiator. Door leading into kitchen. Phone line. Opening leading into conservatory/sunroom.

### Conservatory/Sunroom

Continuation of carpet. Full length Georgian style double glazed windows overlooking the garden. UPVC door in same style leading into the garden.

### Kitchen

Large selection of wall and floor storage cupboards in light wood colour. Tile effect vinyl flooring. Integrated Bosch double oven. Integrated fridge/freezer. Integrated electric hob with extractor hood over. Circular style sink basin with drainage and chrome mixer taps. Double glazed UPVC windows overlooking the garden. Door leading into utility room.

### Utility Room

Vinyl flooring. Space for under the counter washing machine. Circular sink basin with stainless steel taps. Obscured glass double glazed UPVC window overlooking the side. Georgian style UPVC patio door leading into garden.

### Downstairs WC

Two piece bathroom suite comprising of low level WC with dual flush and sink basin with chrome mixer tap with storage underneath. Obscure glass double glazed UPVC windows overlooking the side. Tile effect vinyl flooring.



## First Floor

### Landing

Very spacious and wide landing comprises of doors leading to all rooms. Thermostatically controlled radiator. Loft access. Door leading to airing cupboard holding water tank and slatted shelf storage. Large obscured glass double glazed UPVC window halfway up the stairs overlooking the side.

### Bedroom One

Carpeted. Thermostatically controlled radiator. Large double glazed UPVC window overlooking the front.

### Bedroom Two

Thermostatically controlled radiator. Large double glazed UPVC window overlooking the front.

### Bedroom Three

Carpeted. Thermostatically controlled radiator. Large double glazed UPVC window overlooking the garden. Built-in country style wardrobes.

### Bedroom Four

Carpeted. Thermostatically controlled radiator. Phone line. Double glazed UPVC windows overlooking the garden.

### Bathroom

Five piece bathroom suites comprising of low level tiled bath. Low level WC. Sink basin with chrome mixer taps with vanity cupboard underneath. Walk in shower comprising of thermostatically controlled Aqualisa shower and a bidet. Dual aspect obscure glass double glazed UPVC windows overlooking the garden. Tiled flooring and fully tiled walls. Shaver point. Wall mounted heated towel rail.

### Front Garden

Block paved driveway which can hold up to two cars and leads up to the garage door. Gated side access to the rear garden either side of the house. Mainly laid to lawn area with a selection of shrubs and plants.

## Rear Garden

Access from the utility room and conservatory leads to paved area around the conservatory and large paved area for entertaining. Two small storage sheds either side of the property with gated side access on both sides to. Small step down leading onto a mainly laid to lawn area with a selection of shrubs, trees and plants surrounding the borders. Small covered bench swing and small bench at the rear.

## Agents Notes

Tenure: Freehold

Council Tax Band: G £3709 P.A East Hertfordshire.

EPC Rating: D

Mains Gas, Electric,, Sewage & Water.

Flood Risk Rivers & Seas Very Low Surface Water High. Ultrafast Broadband up to 1000 MPS.

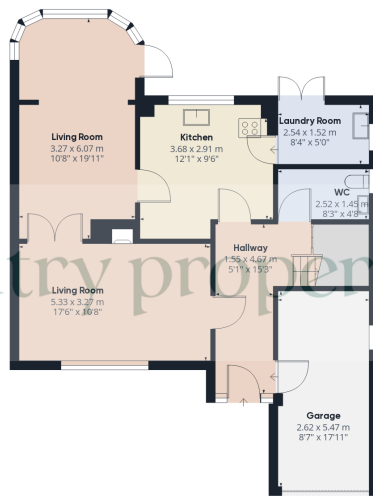
Mobile Coverage Available on all Networks, best on Vodafone.

4 Bed Detached Property Of Standard Construction.

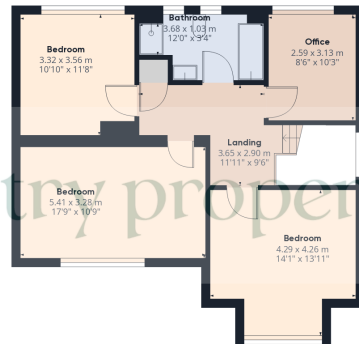
Off Road Parking for 2 Cars & Non - Restrictive Street Parking.

Gas Central Heating.





Ground Floor



Floor 1



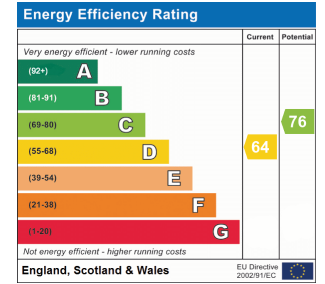
Approximate total area<sup>(1)</sup>

153.95 m<sup>2</sup>  
1657.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

## Viewing by appointment only

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