

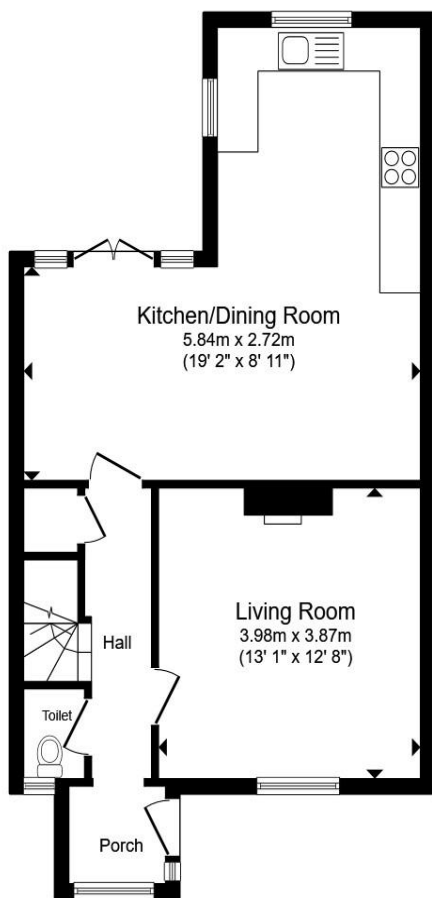


Clusterbolts, Stapleford, Hertford, SG14 3ND

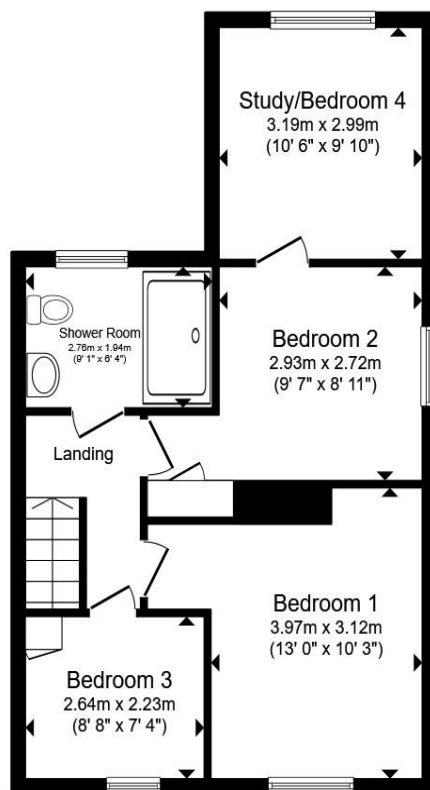
Welcome to Clusterbolts, Stapleford Hertford

This double storey extended and larger-than-average three / four-bedroom semi-detached family home, is situated on a peaceful and highly desirable turning in the charming village of Stapleford. Boasting well-proportioned and spacious accommodation throughout, upon entering this family home you are welcomed into an entrance porch which leads onto the entrance hall with access to a ground floor cloakroom. The lounge features a fireplace with 'LOG BURNER' The kitchen/dining room has dual aspect double glazed windows and features 'GRANITE WORKSURFACES' perfect for entertaining or family gatherings. The first floor comprises of three bedrooms with an occasional 4th bedroom/study with access off of bedroom two. The re-fitted luxury shower room boasts a double shower cubicle and a wash hand basin with vanity drawers below. Externally, the property benefits from a larger-than-average rear garden with patio area, lawned area, decked area and also backing onto tranquil woodlands, offering both privacy and picturesque views.





Ground Floor



First Floor

Total floor area 104.3 m² (1,123 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Accommodation Overview-

Entrance Porch

Entrance Hallway

Downstairs Cloakroom

Living Room

Kitchen / Dining Room

-First Floor Landing-

Bedroom One

Bedroom Two

Study / Bedroom Four

Bedroom Three

Shower Room

-Exterior-

Rear Garden

Shared path to front.

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to Clusterbolts, Stapleford Hertford

- THREE / FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- DOUBLE STOREY EXTENDED
- GROUND FLOOR CLOAKROOM
- KITCHEN / DINING ROOM WITH GRANITE WORKSURFACES
- LUXURY RE-FITTED FIRST FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFD108460](https://www.williamhbrown.co.uk/Property/HFD108460)



Property Ref:
HFD108460 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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