



Hay Green, Therfield, Nr Royston, Hertfordshire SG8 9QL

Guide Price: £300 ,000

EPC - E



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A much improved and modernised two bedroom semi detached home set in a non estate village location. Featuring a large rear garden with two off road parking spaces. Finished to a high specification including new kitchen, bathrooms and heating system. No chain!

* Established Semi Detached Home * Two Bedrooms * Newly Fitted Kitchen * Large Rear Garden * Two/three Off Road Parking Spaces * Refitted Bathroom * Utility Room/W.C. *
*Newly Fitted Central Heating System * Prime Village Location * Overlooking Village Green * No Chain *

Front door to:

RECEPTION HALL:

Stairs to first floor. Door to:

LOUNGE:

12' 8" x 11' 3" (3.85m x 3.44m) uPVC double glazed window to front. Radiator. Glazed door to:

KITCHEN:

11' 7" x 7' 10" (3.53m x 2.4m) Two uPVC double glazed windows to rear. Newly fitted kitchen with a range of fitted wall and base units with work surfaces over. Integrated four ring ceramic hob and double oven with extractor hood over. Fitted appliances including fridge, freezer and microwave. Karndean flooring. Part tiled walls. Door to:

REAR HALLWAY:

Glazed window and door to side. Karndean flooring. Cupboard housing boiler for central heating system. Door to:

UTILITY ROOM/CLOAKROOM W.C.:

uPVC double glazed window to side. Double glazed French doors to rear garden. Wall and base units with integrated washing machine and dryer. Karndean flooring. Two piece suite comprising: Low level W.C. and pedestal wash hand basin. Radiator.

FIRST FLOOR LANDING:

uPVC double glazed window to side. Door to:

MASTER BEDROOM:

14' 6" x 11' 5" (4.42m x 3.48m) uPVC double glazed window to front. Radiator. Built in cupboard.

BEDROOM TWO:

8' 8" x 8' 6" (2.65m x 2.58m) uPVC double glazed window to rear. Radiator.

BATHROOM:

uPVC Double glazed window to rear. Newly fitted three piece suite comprising: Shaped panel enclosed bath with shower over and screen. Low level W.C. and pedestal wash hand basin.

