

16 Cumberland Close
Hertford, Hertfordshire SG14 3EF
Guide price £950,000

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The property is nicely set back from the road and has been extended to the rear and side, enjoying a great layout. Approached across a landscaped front garden, entrance is to a hall with stairs to first floor with built-in storage, lounge with views to the front overlooking the charming street.

Positioned across the rear of the house forming part of the single-storey extension that looks out over the garden, the open plan kitchen/ dining/ family room is a wonderful space with a beautiful kitchen area with fitted units, built-in appliances and central island unit. Bi-folding doors lead out to the garden.

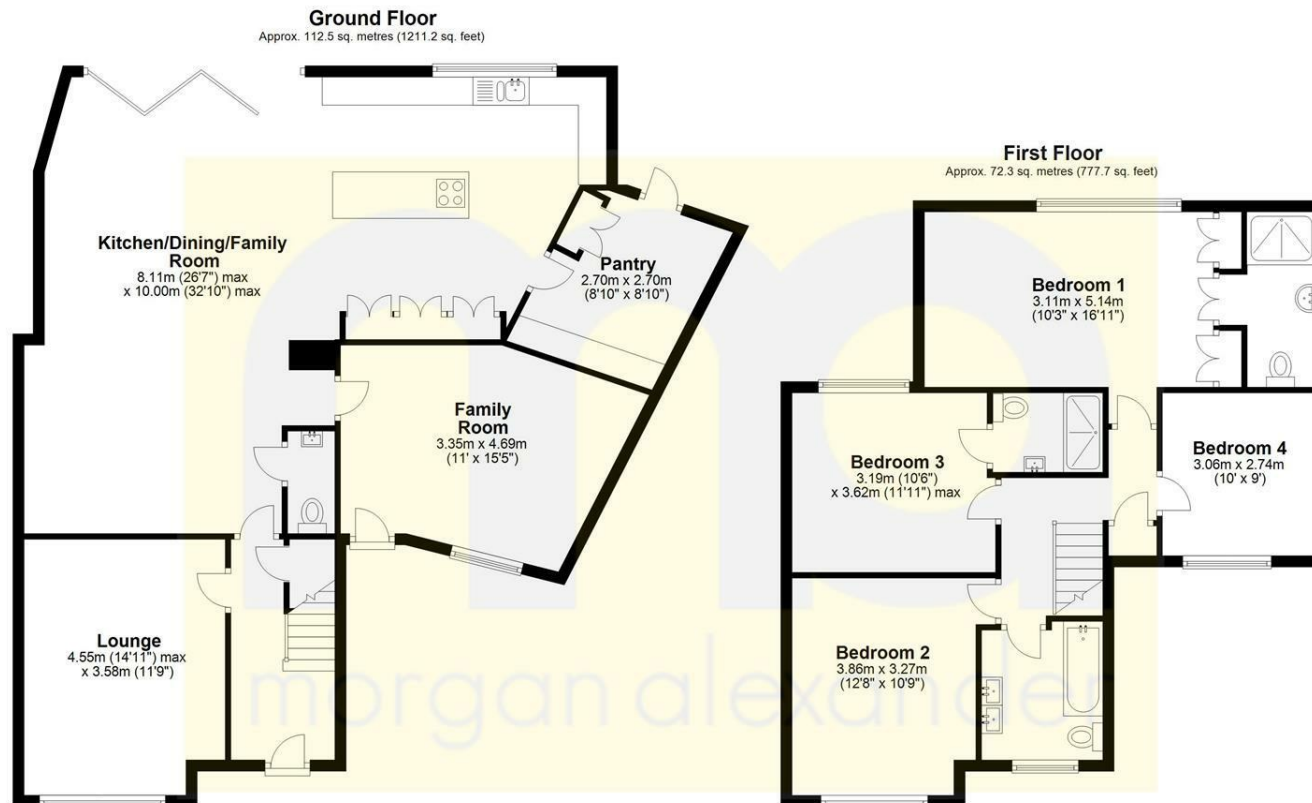
A useful pantry leads off the kitchen with a door to the garden. The playroom and cloakroom/WC complete the ground floor accommodation.

On the first floor is a master bedroom with built-in wardrobes and en-suite shower room. There are three additional bedrooms (bedroom three enjoys an en-suite) and well-appointed family bathroom.

Outside there is a delightful landscaped rear garden, perfect for family fun outside dining, with paved terraces and a central lawn. Nice touches include the outdoor lighting and speakers.

The front garden has been paved providing off street parking with sensor lighting.





Total area: approx. 184.8 sq. metres (1988.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

PROPERTY MISDESCRIPTIONS ACT 1991

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