



**Elliot Heath**  
ESTATE AGENTS

**7 The Wick, Hertford**  
Guide Price **£685,000**

# 7 The Wick

Hertford, Hertford

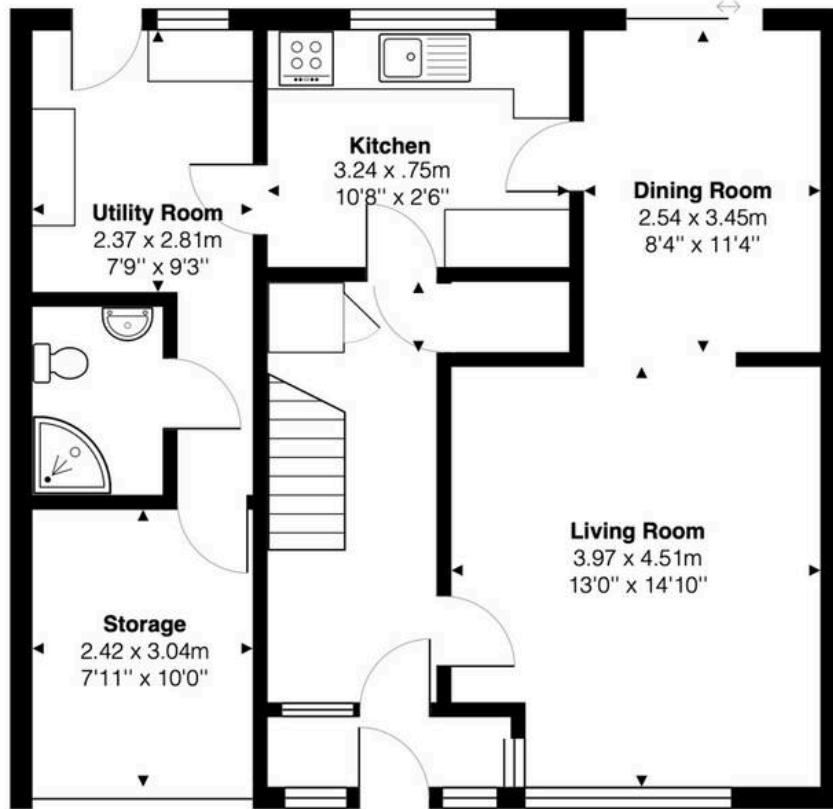
Extended 4-bed semi in sought-after Bengoe, no chain. Spacious living & dining rooms, kitchen, utility room, bath and shower rooms, garden, driveway, storage. Close to schools, shops, nature park. Council Tax band: E

Tenure: Freehold

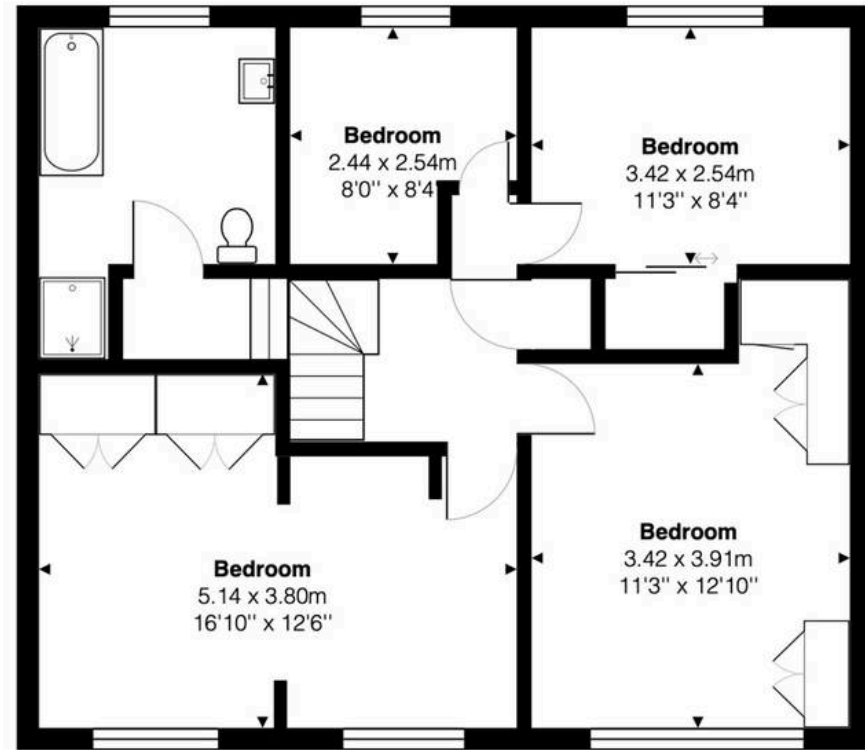
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**Ground Floor**  
Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup>



**First Floor**  
Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

Total Area: 134.5 m<sup>2</sup> ... 1447 ft<sup>2</sup>

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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**Entrance Porch**

With double glazed window to front aspect, tiled flooring and door to:

**Entrance Hall**

With stairs rising to first floor landing, understairs storage cupboard, doors to:

**Living Room**

13' 0" x 14' 10" (3.97m x 4.51m)

With double glazed window to front aspect, feature fireplace, open to:

**Dining Room**

8' 4" x 11' 4" (2.54m x 3.45m)

With double glazed sliding patio doors opening onto the rear garden, door to:

**Kitchen**

10' 8" x 2' 6" (3.24m x 0.75m)

With double glazed window to rear aspect overlooking the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, door to entrance hall and door to:

**Utility Room**

7' 9" x 9' 3" (2.37m x 2.81m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over, appliance space, tiled splash back areas, tiled flooring, door to storage and door to:

**Downstairs Shower Room**

Fitted with a suite comprising shower cubicle, dual flush wc, wash hand basin, fully tiled.

**Storage**

7' 11" x 10' 0" (2.42m x 3.04m)

Formerly the garage with roller door to front aspect.



### **First Floor Landing**

With built in storage cupboard, loft access and doors to:

#### **Bedroom One**

16' 10" x 12' 6" (5.14m x 3.80m)

With two double glazed windows to front aspect, fitted wardrobe cupboards and shelving.

#### **Bedroom Two**

11' 3" x 12' 10" (3.42m x 3.91m)

With double glazed window to front aspect, fitted with a range of bedroom furniture.

#### **Bedroom Three**

11' 3" x 8' 4" (3.42m x 2.54m)

With double glazed window to rear aspect, built in wardrobe cupboard with sliding doors, fitted high level cupboards.

#### **Bedroom Four**

8' 0" x 8' 4" (2.44m x 2.54m)

With double glazed window to rear aspect.

#### **Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled.





#### **FRONT GARDEN**

The front garden is laid to lawn with attractively planted borders.

#### **REAR GARDEN**

The beautifully landscaped rear garden is laid to lawn with heavily stocked mature borders, patio seating area and pretty summerhouse.

#### **DRIVEWAY**

2 Parking Spaces

Block paved driveway providing off street parking for several vehicles.







## Elliot Heath Estate Agents

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