



Braziers Field, Hertford

£325,000 Freehold

Over 55's Retirement Living • CHAIN FREE • Wet-Room • 2 Bedrooms • Gas Central Heating • Garage • Off Street Parking • Easy Access to A414 and A10



Accommodation Comprises:

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Lounge

9' 7" x 17' 7" (2.92m x 5.36m)

Kitchen

7' 7" x 13' 7" (2.31m x 4.14m)

Bedroom 1

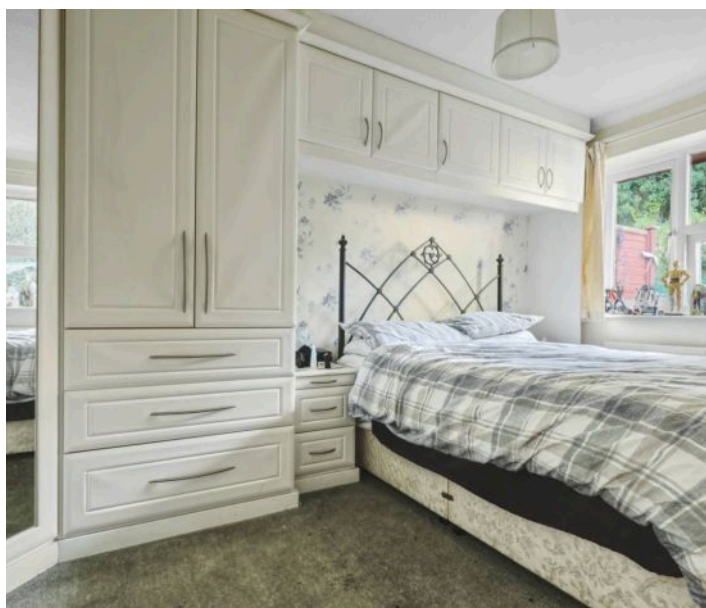
8' 2" x 13' 0" (2.49m x 3.96m)

Bedroom 2

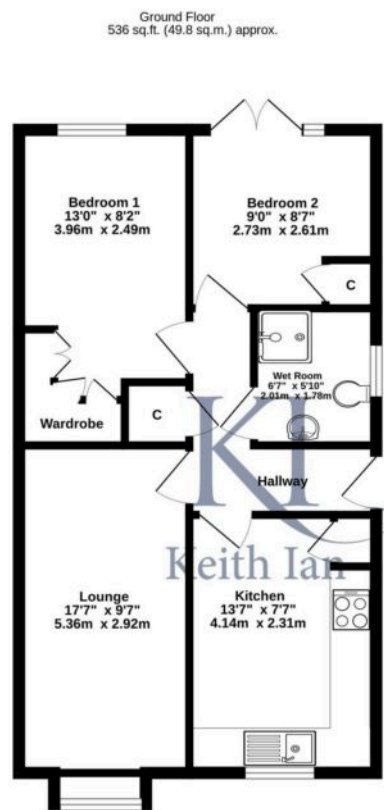
8' 7" x 8' 11" (2.61m x 2.73m)

Wet Room

5' 10" x 6' 7" (1.78m x 2.01m)







TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Keith Ian are pleased to offer this two-bedroom semi-detached retirement bungalow, ideally located and designed for ease and comfort. While the property would benefit from some modernisation, it presents an excellent opportunity to create a stylish and personalised home in a peaceful and well-regarded setting.

The spacious living room is bright and welcoming, featuring a large window that fills the space with natural light – perfect for relaxing or entertaining guests.

Both bedrooms are well-proportioned with one benefitting from built-in storage and the other offering French doors that open directly onto the attractive communal rear garden – ideal for enjoying a morning coffee or quiet moments outdoors. The bathroom currently includes a refitted walk-in shower.

Externally, the property features a delightful communal rear garden with mature trees, a lawn area, and a patio that provides a lovely spot for alfresco dining. The front garden is neatly presented, with off-road parking and a garage adding further convenience.

This charming retirement bungalow offers great potential to modernise and create a comfortable, low-maintenance home perfectly suited to relaxed living.

Located within a vibrant and friendly community, this bungalow offers easy access to local amenities, making every-day living straightforward and enjoyable. The area is well-served by transport links, ensuring convenient travel to nearby towns and city centres. Residents can also enjoy the nearby green spaces, local shops, and a lively high street that fosters a true sense of community spirit.

Early viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D