



Elliot Heath
ESTATE AGENTS

26 Oak Tree Close, Hertford Heath

Guide Price **£259,995**

26 Oak Tree Close

Hertford Heath, Hertford

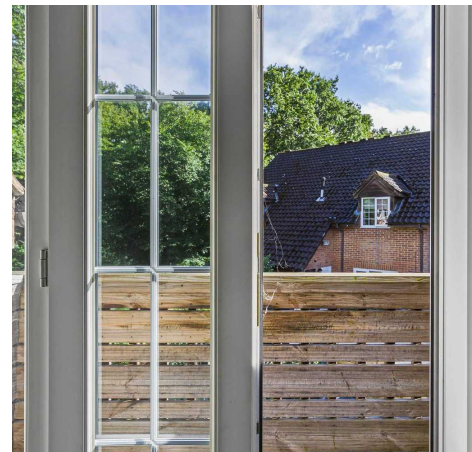
Spacious 1-bed apartment in Hertford Heath village with balcony & garden. Near nature reserve, pub, store & A10. Close to Hertford, trains to London. Extended lease, low charges, parking. No chain. Contact Elliot Heath on 01920 293333.

Council Tax band: C

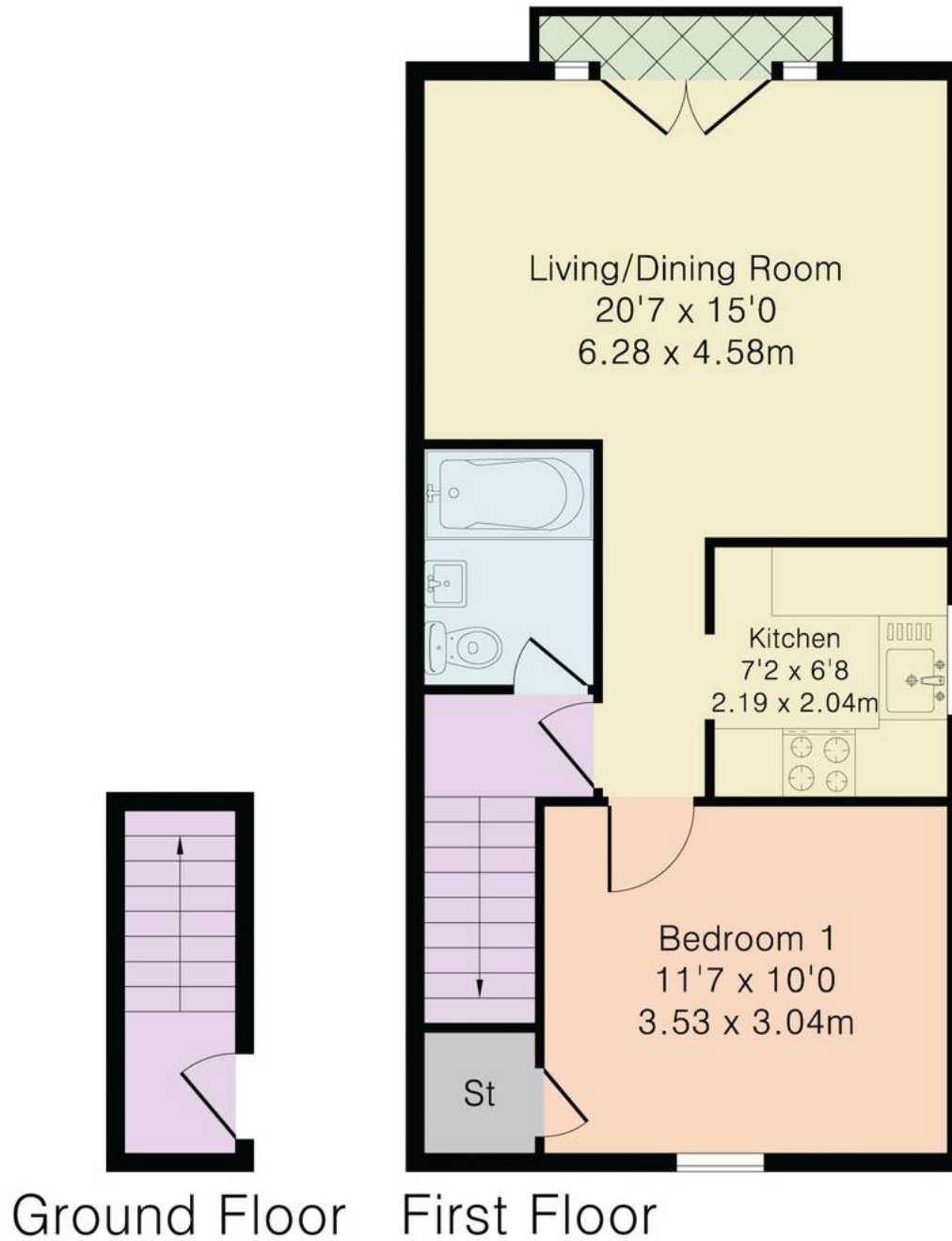
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approximate Gross Internal Area 463 sq ft – 43 sq m



Accommodation

Private front entrance door to:

Entrance Hall

With stairs rising to:

First Floor Landing

With doors to:

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, heated towel rail, fully tiled, loft access.

Living/Dining Room

20' 7" x 15' 0" (6.28m x 4.58m)

With double glazed double door opening onto the private balcony, radiator.

Kitchen

7' 2" x 6' 8" (2.19m x 2.04m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with induction hob and extractor over, appliance space, tiled splash back areas, wood effect flooring.

Bedroom

11' 7" x 10' 0" (3.53m x 3.04m)

With double glazed window, radiator, built in storage cupboard.





GARDEN

Large westerly aspect garden mainly laid to lawn with mature borders, external storage cupboard housing the gas fired boiler and meters.

GARAGE

Single Garage

Residents allocated parking space as well as visitor parking.





Elliot Heath Estate Agents

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