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## Broad Oak Lane, Hertford

A luxury assisted living bungalow in a in the gloriously peaceful grounds of Broad Oak Manor, close to the local amenities of Hertford.

- NO CHAIN • Quiet setting • Open-Plan Living • Two Bedrooms • Bathroom • Separate WC • Terraced Garden • Gas Central Heating • Double Glazed Windows

**Asking Price £400,000**

01992 87 85 80

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### Accommodation

Broad Oak Manor is a unique development of luxury assisted livinghomes in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. This property, number 8, is the "Avalon" design and has been fully re-carpeted and re-decorated. It has a good-sized living room opening into the fully fitted kitchen. There are two bedrooms, each with French Doors out to the enclosed rear garden, a bathroom and a separate cloakroom. The living accommodation is open plan allowing plenty of space to fit in larger furniture (which people have often collected over the years). The high quality modern kitchen includes an electric hob and oven, space for fridge and space washer/dryer. The property benefits from modern under-floor heating and argon filled double-glazing. The shower-room in the bungalow is designed with non-slip wet floors and a high quality Novellini glass shower screen. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception and lounge, (coffee, teacakes and biscuits are available to residents and guests anytime during the day). Each property has been architect designed, with use of French windows to bring the outdoors inside - they are light and well laid out. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing home (which is located directly next door). These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs.

### Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian Country House set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

### Kitchen 12'7 x 7'11 (3.84m x 2.41m)

Kitchen units with roll-top work surfaces and one and a half unit stainless steel sink. Electric oven and hob. Stainless steel extractor hood. Space for fridge and washer-drier. Two sky-lights. Wood-effect laminate floor. Boiler cupboard. Open plan into:

### Open Plan Sitting/Dining Room 14'11 x 12'11 (4.55m x 3.94m)

French doors and window to front. Wall and ceiling lights. TV and aerial point. Central heating thermostat. Smoke detector.

### Inner Hall 8' x 3'6 (2.44m x 1.07m)

Access to Bedrooms, Cloakroom and Shower Room. Loft hatch.

### Bedroom One 11'10 x 10'8 (3.61m x 3.25m)

French doors to rear. TV aerial point. Telephone point. Fitted wardrobe.

### Shower Room 7'4 x 6'8 (2.24m x 2.03m)

Fitted shower cubicle. Low-level WC. Wash-hand basin. Electric towel rail. Emergency pull cord. Half-tiled walls. Spotlights. Extractor fan. Non-slip floor.

### Bedroom Two 11'9 x 9'3 (3.58m x 2.82m)

French doors to rear. TV aerial point.

### Cloakroom 6'8 x 3'8 (2.03m x 1.12m)

Low-level WC. Wash-hand basin. Wood-effect floor. Extractor.

### Outside

To the rear of the property is an area of wooden decking with space for table and chairs.

### Services and Other Information

Underflooring heating. Double glazed windows. Water rates included in Service Charge. Council Tax Band E (£2619.18 2023/2024).

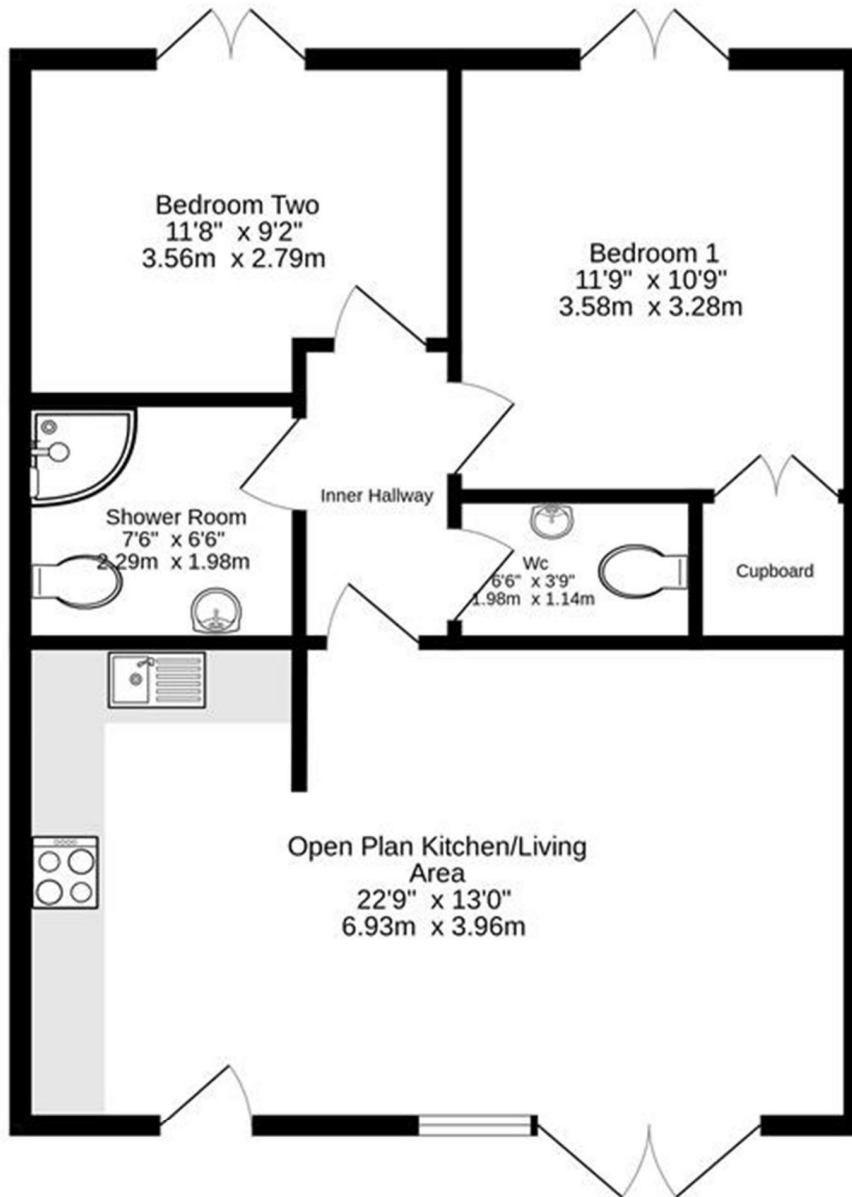
### About BigBlackHen.com

Beautiful stylish presentation, innovative marketing online and in local newspapers, client-friendly contracts, good old-fashioned personal service - all for a simple, straightforward and low fixed fee that should save you money. Plus if you buy at Broad Oak Manor we will take 10% off our already low fees. For more information, or to arrange a free no obligation valuation, just call Nigel or Bobbie on 01992 878580.

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Ground Floor



8 Broad Oak Lane  
Avalon Design



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>91</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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