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Broad Oak Lane, Hertford

An immaculately presented and spacious end-of-terrace assisted-living house set within the beautiful grounds of Broad Oak Manor. No Chain.

£400,000

01992 87 85 80



Overall Description

Broad Oak Lane is a unique development of luxury assisted-living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. Number 4 Broad Oak Manor is a very well presented and spacious two-bedroom end-of-terrace house set out over two floors. On the ground floor is an entrance hall, cloakroom, modern kitchen and good-sized sitting/dining room with French doors leading onto a sunny garden area with patio. There is an existing chair lift on the stairs to gain easy access to the second floor which has a master bedroom with in-built wardrobe, second double bedroom, shower room and an office, which is currently used as a walk-in wardrobe with fitted shelving, etc. The property benefits from modern under-floor heating and argon filled double-glazing and scores a very creditable B rating on the Energy Performance Certificate. Residents at Broad Oak Manor have access to the communal gardens and the magnificent Grade II Listed Barn, which houses the central meeting area, including reception and lounge (coffee, tea and freshly made cakes are available to residents and guests anytime during the day).

Care Packages at Broad Oak Manor

Broad Oak Manor's assisted living homes are designed to give residents complete independence with the peace of mind of knowing that help is at hand should you need it. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing home (located opposite) and these include nursing care, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. The aim is to offer you a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance. There are also lots of social and other activities at Broad Oak Manor such as the regular film club, weekly trips to local supermarkets in the mini bus, craft activities such as painting and knitting, outings such as to the Olympic White Water Rafting Centre in Enfield, wine and cheese evenings and many more. It is a fun and sociable place to live and you are guaranteed to make new friends should you decide to make the move.

Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Queen Anne 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 links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

Accommodation

Front covered entrance with double glazed front door leading into hall.

Entrance Hall

Stairs to first floor and doors to cloakroom and kitchen/living area.

Downstairs Cloakroom

Modern WC and basin. Extractor fan.

Kitchen 14'7" x 8'11" (4.45 x 2.72)

Window to front. Modern, quality light oak-finished kitchen including cooker, hob and extractor hood. Fitted dishwasher. Space for washing machine and fridge/freezer.

Living Room 16'11" x 16'4" (5.16 x 4.98)

Light and airy living space with window and French doors leading out to private patio. Under-stairs storage cupboard. TV aerial socket.

First Floor

Stairs from hall, fitted with a stair lift, leading up to first floor landing.

Master Bedroom 15'4" x 9'5" (4.67 x 2.87)

Window to front. Built-in wardrobe. TV aerial point. Radiator.

Bedroom Two 15'3" x 9'5" (4.65 x 2.87)

Window to rear. TV aerial point. Radiator.



Shower Room 10'9" x 6'5" (max) (3.28 x 1.96 (max))
Velux to front. Fitted shower cubicle. Low-level wc. Wash-hand basin. Radiator..

Office/Dressing Room 7'7" x 6'3" (2.31 x 1.91)
Skylight. Radiator.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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