

Taylor Phelps are pleased to offer this rarely available three bedroom bungalow positioned in a quiet cul-desac location within the highly desirable village of Hertford Heath. This fantastic property benefits from a refitted kitchen, two bathrooms and a good size living room with double doors onto the garden. Additionally there is a useful internal courtyard, and a garage adjacent. Hertford Heath itself is home to Haileybury Imperial College and is positioned close to the county town of Hertford which offer numerous conveniences and train links into central London. Viewing recommended to fully appreciate.























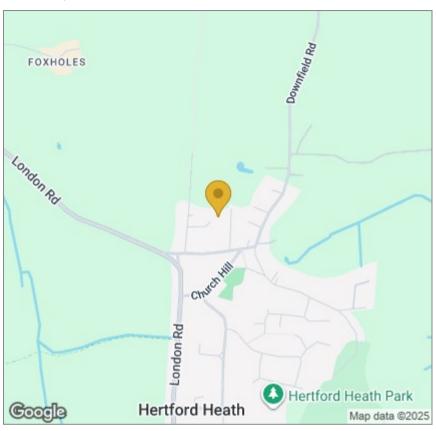




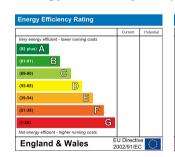
Floor Plan

## GROUND FLOOR KITCHEN 11'5" x 8'5" 3.48m x 2.57m LOUNGE 21'10" x 11'4" 6.65m x 3.45m INTERNAL COURTYARD BEDROOM 3 10'6" x 7'11" 3.20m x 2.42m BEDROOM 2 11'4" x 10'9" 3.46m x 3.28m BATHROOM ENSUITE HALLWAY BEDROOM 1 13'5" x 11'4" 4.09m x 3.45m

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







