



**Temple Fields, Hertford, SG14 3LS**

## Welcome to Temple Fields, Hertford

This exceptional top-floor apartment offers two generously sized double bedrooms and is larger than average, making it ideal for those seeking spacious living. The apartment is in good condition, featuring a modern kitchen and bathroom that have been tastefully updated. The bright and airy reception room is larger than typically found, providing ample space for relaxation and entertaining. Additional benefits include double glazing, central heating, and loft space for extra storage. A private balcony offers a peaceful outdoor retreat. Located in the charming village of Bengoe, the property is just a short walk from local shops and schools, ensuring convenience and community charm.



## -Accommodation Overview-

### Entrance Hall:

Two storage cupboards.

### Lounge:

20' 6" into cupboard x 11' 8" max ( 6.25m into cupboard x 3.56m max )

Double glazed patio doors leading to private balcony, double glazed window, carpet, radiator.

### Kitchen:

8' 6" into cupboards x 7' 6" into cupboards ( 2.59m into cupboards x 2.29m into cupboards )

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated dishwasher, integrated washing machine, double glazed window.

### Bedroom One:

12' 8" max x 12' max ( 3.86m max x 3.66m max )

Double glazed window to rear aspect, radiator.

### Bedroom Two:

12' 1" max x 9' 6" max ( 3.68m max x 2.90m max )

Double glazed window to front aspect, carpet, radiator.

### Separate Wc:

Obscure double glazed window, WC.

### Bathroom:

Three piece suite comprising of P-shaped bath with shower over, wash hand basin, WC, tiled walls, obscure double glazed window.

## -Exterior-

### Private Balcony



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)

## Welcome to

### Temple Fields, Hertford

- Two Bedroom Top Floor Flat
- \*\*CHAIN FREE\*\*
- Private Balcony
- Good Storage Space
- Modern Kitchen & Bathroom
- Double Bedrooms
- Walking Distance To Hertford Town & Good Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



# £240,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFD107547 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)