





# 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 Bengeo, 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**









### 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.

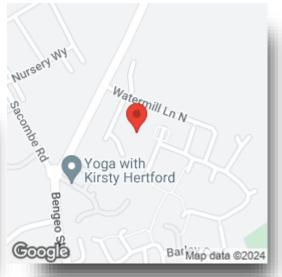
# Bedroom 2 Bedroom 1 Balcony Tollet Lounge/Diner Utility Room

# £240,000









Please note the marker reflects the postcode not the actual property

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