



Braziers Field, Hertford, SG13 7JS

Not for marketing purposes INTERNAL USE ONLY

Welcome to Braziers Field, Hertford

This charming Two Bedroom Semi-Detached Bungalow is set within a peaceful warden-assisted over 55's development, offering both comfort and convenience. The well-presented property features allocated parking and enjoys its own private patio area, with easy access to the beautifully maintained communal gardens. Inside, a spacious reception room provides a welcoming atmosphere, enhanced by double doors leading directly to the patio. The bungalow also boasts two generously sized bedrooms and a modern wet room. Ideally located close to Hertford town centre, with excellent transport links and local shops just a short distance away, this property perfectly balances tranquillity with accessibility. Offered CHAIN FREE.



-Accommodation Overview-

Entrance Hall:

Airing cupboard, door to all rooms.

Lounge:

17' 10" max x 9' 10" max (5.44m max x 3.00m max)
Double glazed patio doors leading to private patio area, radiator, carpet.

Kitchen:

10' 10" into cupboard x 7' 7" into cupboards (3.30m into cupboard x 2.31m into cupboards)
Fitted wall and floor units with work surface over, oven and extractor canopy over, space for fridge/freezer, space for washing machine, double glazed window to front aspect.

Bedroom One:

13' 2" into wardrobes x 9' 4" max (4.01m into wardrobes x 2.84m max)
Double glazed window to rear aspect, carpet, radiator.

Bedroom Two:

9' 4" max x 8' 1" max (2.84m max x 2.46m max)
Double glazed window to front aspect, carpet, radiator.

Shower Room:

Walk in wet room with shower, shower chair and screen, wash hand basin, emergency pull cord, WC, obscure double glazed window to side aspect.

-Exterior-

Rear Garden:

Paved patio areas leading to communal garden.

Parking:

Parking space and visitor parking.



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Welcome to

Braziers Field, Hertford

- Two Bedroom Semi-Detached Bungalow
- Over 55's Warden Assisted Development
- Private Patio Area & Communal Garden
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107548 - 0003

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