



Braziers Field, Hertford, SG13 7JS

Welcome to Braziers Field, Hertford

****Offered Chain Free**** This charming two double 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.



-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, 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.

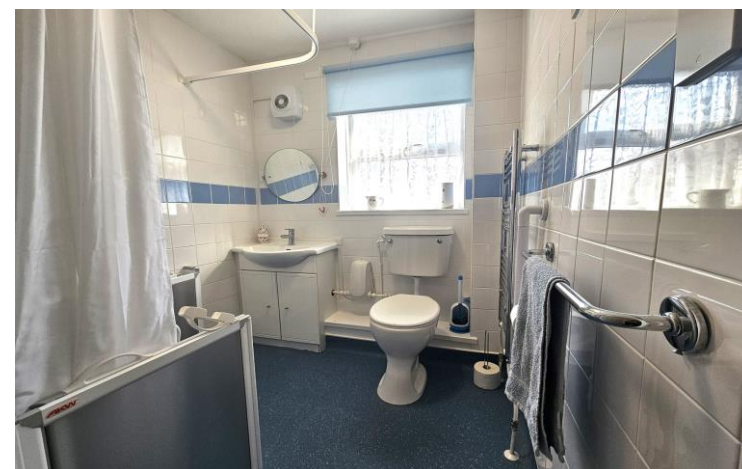
-Exterior-

Rear Garden:

Paved patio areas leading to communal garden.

Parking:

Parking space and visitor parking.



Welcome to

Braziers Field, Hertford

- Semi-Detached Bungalow - Independent Living
- Over 55's Warden Assisted Development
- Private Patio Area & Communal Gardens
- Allocated Parking
- ***CHAIN FREE***
- Wet Room
- Close To Hertford Town (0.6 miles) & On Bus Route

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD107548



Property Ref:
HFD107548 - 0005

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



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk