



Brickendon Green, Brickendon, Hertford, SG13 8PB

Welcome to Brickendon Green, Brickendon, Hertford

This recently renovated and extended end-of-terrace family home is situated in the sought-after and peaceful village of Brickendon. Offering flexible living space, this larger-than-average two/three-bedroom property has been upgraded to a high standard by the current owners. The ground floor boasts a spacious and well-proportioned living room, a separate dining room, and an impressive open-plan modern kitchen/dining area with high-spec integrated appliances and direct access to the rear garden. Off the kitchen, there is a convenient downstairs cloakroom, a separate shower room, and a utility area for added practicality. On the first floor, there are two generous double bedrooms, with built-in wardrobes in the master, and a recently modernised family bathroom finished to a contemporary standard. Externally, the property benefits from a private and secluded mature rear garden with side access. A newly constructed summer house/office provides additional versatile space, perfect for remote working or leisure. The garden also enjoys stunning views across open fields and picturesque countryside. The property is ideally positioned close to Bayford railway station, offering excellent transport links, and is less than three miles from Hertford town centre. Local amenities include a charming village green, a welcoming pub, and a nearby golf course. Additional features include double glazing, central heating, and convenient on-street parking, making this an ideal family home.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Living Room:

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed window to front aspect with fitted blinds, feature fireplace, radiator.

Dining Room / Bedroom Three:

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to front aspect, radiator.

Kitchen / Diner:

22' 5" x 12' 5" (6.83m x 3.78m)

A fitted kitchen comprising of a range of wall and base units with wooden work surface over, one and a half stainless steel sink unit with mixer taps over, space for oven/hob, tiled floor, integrated fridge/freezer, space for dishwasher, ample power points, spot lights, TV point, two built in storage cupboards, wall mounted radiator, two double glazed windows to side aspect and double glazed patio doors to rear garden, opens to downstairs shower room and cloakroom.

Downstairs Shower Room:

Walk in shower cubicle with wall mounted shower over, glass screen, tiled walls, tiled floor, obscure double glazed window. Door leading to cloakroom.

Downstairs Cloakroom:

Corner wash hand basin with mixer tap over, low level WC, double glazed window to rear aspect.

Utility Room:

8' 1" x 6' 4" (2.46m x 1.93m)

Work surface with stainless steel sink unit and mixer tap over, tiled flooring, space for washing machine and dryer, storage cupboard, double glazed window to side aspect, double glazed stable door to rear.

-First Floor Landing-

Door leading to all rooms.

Bedroom One:

15' 7" x 12' 6" excluding wardrobes (4.75m x 3.81m excluding wardrobes)

Double glazed window to rear aspect with fitted blinds and views across countryside, fitted built in wardrobes, carpet, radiator.

Bedroom Two:

10' 9" max x 9' 3" max (3.28m max x 2.82m max)

Double glazed window to front aspect with fitted blinds, carpet, radiator.

Bathroom:

A modern fitted three piece suite comprising of roll top bath with stainless steel standing mixer tap and hand held attachment, WC, wall hung hand wash basin with mixer tap, spot lighting, radiator, tiled floor, partly tiled, obscure double glazed window.

-Exterior-

Front Garden:

Half shingle and half laid to lawn, trees and shrubs and with path to rear garden.

Rear Garden:

Spacious patio area with space for table and chairs, predominately laid to lawn with far reaching views.

Garden Office:

9' 8" x 8' 5" (2.95m x 2.57m)

Recently constructed outside summer house - can be used as an office - fully double glazed windows and power.

Agent Notes:

Please note the property has been completely refurbished, new boiler and electrics. Please ask agent for more details.



Welcome to

Brickendon Green, Brickendon Hertford

- Completely Refurbished Throughout
- Utility Room & Downstairs Shower Room With WC
- Modern Open Plan Kitchen/ Diner
- Sought After Quiet Village Location With Beautiful Views Across Countryside
- Secluded Front & Rear Garden With Far Reaching Views
- Modern Fitted Upstairs Family Bathroom
- Outside Garden Office

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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



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