



Braziers Field, HERTFORD, SG13 7JS

Welcome to Braziers Field, HERTFORD

Situated in a quiet cul-de-sac location and ideal Hertford town centre, Hertford East railway station, and local shops, this spacious two double bedroom bungalow offers comfortable and convenient retirement living for the over 55's. The property features two well-proportioned double bedrooms, a generous kitchen, and a bright extended conservatory which opens onto a larger than average private rear garden - ideal for relaxing or entertaining. Additional benefits include full double glazing, central heating, and a private garage for secure parking or extra storage. Located within the sought-after Brazier Fields development, residents can enjoy the peace of mind provided by an on-site manager and access to a separate communal lounge, offering a welcoming environment for social activities and events. This lovely home offers an ideal blend of independence and support, all within a friendly and well-maintained setting.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, door leading to all rooms.

Lounge / Dining Room:

18' 8" x 10' 1" (5.69m x 3.07m)

Double glazed sliding doors to conservatory, fireplace, radiator.

Kitchen:

10' 8" x 7' 8" (3.25m x 2.34m)

Fitted wall and base units with work surface over, sink unit with mixer tap over, eye-level oven and grill, storage cupboard, plumbing and space for washing machine, space for fridge, space for freezer, wall mounted boiler, double glazed window to front aspect.

Conservatory:

7' 8" max x 7' 7" max (2.34m max x 2.31m max)

Partly brick built with double glazed windows to side and rear and doors leading to rear garden, radiator.

Bedroom One:

13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

Bedroom Two:

9' 8" x 8' 2" (2.95m x 2.49m)

Double glazed window to front aspect, carpet, radiator.

Shower Room:

Shower cubicle with shower over and shower curtain, wash hand basin with taps over, WC, tiled walls, emergency pull cord, radiator.

-Exterior-

Rear Garden:

A private rear garden with steps leading down to garden, pots, plants and shrubs.

External Storage Cupboard

Garage - En – Bloc

18' 9" x 8' 7" (5.71m x 2.62m)

allocated parking in front of garage.

Agent Notes:

The term of the lease is 99 years from 20th July 2004, which means there is less than 78 years remaining. This may impact on mortgage lender requirements. Interested parties should make further enquires. Please note that the lease renews to 99 years when a sale has completed.



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- Conservatory
- Private Rear Garden
- Garage-En-Bloc
- Warden Assisted Living For The Over 55's
- Shower Room
- Offered Chain Free
- On -Site Manager - Range of Social Activities & Communal Services.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.houseagent.com



£350,000



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Property Ref:
HFD107837 - 0001

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