



Buckwells Field, Hertford, SG14 3FF

Welcome to Buckwells Field, Hertford

Situated within a highly sought-after residential development just a short stroll from Bengoe Primary School (5 min walk) and local amenities, this bright and spacious three-bedroom semi-detached home offers the perfect setting for family living in the ever-popular village of Bengoe. Beautifully maintained throughout, the property features a stylish modern kitchen and a larger-than-average rear reception room. This generous living space opens directly onto a private and low-maintenance rear garden, complete with rear access to the property's own allocated parking space. The ground floor is further complemented by a sizeable downstairs cloakroom, offering convenience and practicality for family life. Upstairs, the first three well-proportioned bedrooms, including a second bedroom with fitted wardrobes, and a contemporary bathroom finished to a high standard. Additional benefits include double glazing, efficient central heating, off street parking to the front and allocated parking to the rear.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, storage cupboard, door to downstairs cloakroom, radiator.

Downstairs Cloakroom:

Wash hand basin with tiled splash back, WC.

Lounge:

16' 2" x 14' 6" (4.93m x 4.42m)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, radiator.

Kitchen:

9' 1" x 9' 1" (2.77m x 2.77m)

Fitted wall and floor units with work surface over, sink unit with mixer tap over, sink unit with mixer tap over, electric hob with oven beneath and stainless-steel extractor canopy over, space for dishwasher, space for washing machine, space for freestanding fridge freezer, double glazed window to front aspect.

-First Floor Landing-

Loft hatch, carpet, storage cupboard.

Bedroom One:

15' x 8' 9" (4.57m x 2.67m)

Double glazed window to rear aspect, radiator.

Bedroom Two:

14' x 8' 4" excluding wardrobes (4.27m x 2.54m excluding wardrobes)

Two double glazed windows to front aspect, fitted wardrobes, radiator.

Bedroom Three:

9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed window to rear aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with mixer tap and shower over, WC, wash hand basin with mixer tap, tiled splash back and storage beneath, spot lighting, chrome heated towel rail.

-Exterior-

Rear Garden:

A low maintenance rear garden with patio area great for seating, lawn, side access, fence boundary wall.

Parking:

Two allocated parking spaces - on to the front and one to the rear of the property.

Agent Note:

The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

This listing is also advertised as a shared ownership sale, purchasing an initial 50% share for £260,000. Hightown Homes Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion.

This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Hightown Homes to enable the Freehold purchase on completion.



check out more properties at williamhbrown.co.uk

Welcome to Buckwells Field, Hertford

- Well Presented Three Bedroom Family Home
- Can Be Purchased As 100% or 50% Share Ownership (Ask Agent For More Details)
- Allocated Parking To The Rear & Front
- Beautiful & Sought After Bengoe Location
- Lounge With Direct Access To Rear Garden
- Walking Distance To Hertford Town Centre (20 Min Walk) Tenure:

Freehold EPC Rating: C

Council Tax Band: E Service Charge: 409.44

Ground Rent: n/a

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£520,000



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.foolagent.com



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFD107847 - 0001

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