



Crouchfield, Hertford SG14 3LP

welcome to Crouchfield, Hertford

A larger-than-average three-bedroom first floor apartment located in the sought-after village of Bengoe, within easy reach of Hertford town centre and excellent local schools. The property offers generous living accommodation, including a spacious reception room with direct access to a private front-facing balcony, perfect for outdoor relaxing. The apartment boasts three double bedrooms, with the master bedroom benefiting from its own private rear balcony. Further features include a fitted kitchen, family bathroom, double glazing throughout, and gas central heating. Ideally positioned, this apartment is within walking distance of Hertford's vibrant town centre, with its wide range of shops, restaurants, and transport links, making it an excellent choice for families and professionals alike.



-Accommodation Overview-

Entrance Hallway:

Front door with stairs to first floor.

Lounge/ Diner:

17' 3" x 16' 7" (5.26m x 5.05m)

One double glazed window and door leading to a private balcony, tiled flooring, storage cupboard, radiator.

Kitchen:

7' 5" x 6' (2.26m x 1.83m)

Fitted wall and floor units with work surface over, one and half bowl sink unit with mixer tap over, space for cooker with extractor canopy over, space for fridge freezer, tiled walls, tiled flooring, space for washing machine, double glazed windows to side aspect.

Bedroom One:

11' 7" x 10' 6" excluding wardrobes (3.53m x 3.20m excluding wardrobes)

Double glazed window and door leading to a private balcony, fitted wardrobes, radiator.

Bedroom Two:

11' 3" x 7' 8" excluding wardrobes (3.43m x 2.34m excluding wardrobes)

Double glazed window, fitted wardrobes, storage cupboard, radiator.

Bedroom Three:

8' 2" excluding wardrobes x 7' 6" (2.49m excluding wardrobes x 2.29m)

Double glazed window to side aspect, fitted wardrobe, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, tiled walls, chrome heated towel rail, obscure window.



check out more properties at williamhbrown.co.uk



Welcome to Crouchfield, Hertford

- Three Bedroom First Floor Flat
- A Desirable Bengo Location
- Long Lease
- Two Balconies
- Close To Hertford North Train Station

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

Service Charge: 0

Ground Rent: 0

Building Insurance: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 May 1999. Should you require further information please contact the branch. Please Note additional fees can be incurred for items such as Leasehold packs.

Guide Price

£269,995



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

check out more properties at williamhbrown.co.uk



Property Ref:
HFD107751 - 0002

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