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**THE BRIARS,
HERTFORD, HERTFORDSHIRE, SG13 7TR.**



This charming three bedroom home must be seen to be truly appreciated. Thoughtfully extended, it now offers generously proportioned accommodation featuring two reception rooms, including a spacious and beautifully presented open plan sitting/dining area and kitchen.

Ideally located for commuters, the property provides easy access to the A10. Hertford Town, just a short walk away, boasts two British Rail stations with fast and frequent connections to London's Liverpool Street and Kings Cross. Additionally, Hertford offers a vibrant array of shops and international eateries, alongside ample leisure and sporting facilities.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *QUALITY FITTED CLOAKROOM***
- *SNUG/HOME OFFICE***
- *SUPERB OPEN PLAN SITTING/DINING ROOM AND KITCHEN***
- *THREE GOOD SIZE BEDROOMS***
- *QUALITY FITTED FAMILY BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED WINDOWS***
- *LOW MAINTENANCE REAR GARDEN***
- *ALLOCATED PARKING FOR TWO VEHICLES***
- *AVAILABLE END OF APRIL 2025***

A covered entrance with courtesy light and a timber door affords access to:

RECEPTION HALL Recess LED spotlighting, high level fuse board, radiator and wood effect flooring. Staircase to first floor, bi-folding door to snug/home office, access to kitchen and panelled door to:



CLOAKROOM 5'7 x 2'6 Partly tiled in quality porcelain with suite comprising; square wash had basin with chrome mixer tap and cupboard below, and close coupled w.c. Recess LED spotlighting, extractor fan, chrome heated towel rail and porcelain tiled flooring.

SNUG/HOME OFFICE 8'1 x 6'6 Double glazed window to front and radiator. Recess for gas fired combination boiler, TV point and wood effect flooring.

SPACIOUS OPEN PLAN SITTING/DINING ROOM AND KITCHEN 27'10 x 14'10 (overall)

Kitchen Area:- 11'4 x 7'8 Fitted with a range of high gloss wall and base units with ample marble effect working surfaces, incorporating stainless steel sink drainer unit, with matching splashbacks and centre island with breakfast bar. Space for fridge/freezer, integrated dishwasher, electric fan assisted oven and grill and five ring gas hob with concealed illuminated extractor canopy above. Under stairs storage cupboard with space and plumbing for washing machine.



Sitting/Dining Area 16'16 x 14'10 Double glazed doors to garden and sky light window. Feature log burning stove. Recess LED spotlighting, telephone point and wood effect flooring.



FIRST FLOOR

LANDING 9'8 x 6'2 Deep linen cupboard with hanging rails. Panelled doors to bedrooms and bathroom.



BEDROOM ONE 12' x 8'6 Double glazed window to rear with radiator below. Recess LED spotlighting.

BEDROOM TWO 11'5 x '6 Double glazed window to front with radiator below. Recess LED spotlighting.



BEDROOM THREE 8' x 6'1 Double glazed window to rear with radiator below. Recess LED spotlighting.



FAMILY BATHROOM 6'5 x 5'6 Tiled in quality porcelain with suite comprising; square wash hand basin with chrome mixer tap inset into working surface with double cupboard below, low flush w.c. with hide-away cistern, and p-shaped bath with chrome mixer tap, independent thermostatically controlled shower and glass screen. Obscure double glazed window to front, extractor fan, recess LED spotlighting, and chrome heated towel rail.

EXTERIOR

The property is approached via a paved pathway which is bordered on either side by the chipped slate and box hedgerows.

The rear garden is enclosed by panelled fencing and is principally paved with an artificial lawned area. A timber gate provides access to the rear where parking facilities for two vehicles can be found.



COUNCIL TAX BAND. D £2,361.37 (as of the 31st March 2025)

PRICE: £1,900.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at
our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0421

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