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**BRIDWELL MEWS, RAILWAY STREET
HERTFORD, HERTFORDSHIRE SG14 1BJ.**

SITUATED IN THE HEART OF THE TOWN



This surprisingly spacious three double bedroom townhouse enjoys a private mews setting and benefits from a secluded courtyard and stunning roof top sun terrace. Viewing is essential in order to fully appreciate the accommodation arranged over three floors.

Discreetly tucked away in the heart of the ever-popular busy market town of Hertford, with amenities literally on your doorstep, Bridwell Mews is an ideal location for the commuter with a choice of two British Rail Stations together with easy access to major road networks. Early viewing recommended.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *SPACIOUS CLOAKROOM***
- *KITCHEN/LIVING AREA***
- *THREE DOUBLE BEDROOMS***
- *TWO FAMILY BATHROOMS***
- *DOUBLE GLAZED THROUGHOUT***
- *GAS CENTRAL HEATING***

SUMMARY OF ACCOMMODATION CONTINUED

PRIVATE ROOF TOP TERRACE
SECLUDED SOUTH FACING COURTYARD
CAR PORT* *GATED MEWS SETTING
CONVENIENT LOCATION IN THE HEART OF THE TOWN

AVAILABLE IMMEDIATELY
PETS CONSIDERED* *NON SMOKERS

Courtesy lighting either side of a hard wood entrance door with feature nautical style glazed panel affording access to the:

RECEPTION HALL *Turning staircase leading to the first floor landing with stainless steel bespoke hand rail and balustrade. Spotlighting, tiled flooring and wall mounted central heating thermostat control. A hard wood door leads to the kitchen with a further door to:*

SPACIOUS CLOAKROOM *7'1 x 3'6 Partly tiled with quality wall and floor ceramics to complement a suite comprising: wash hand basin with monobloc tap and close coupled w.c. there is also a custom built in shelved storage unit with folding doors. Spotlighting, extractor fan, radiator and wall mounted mirror.*

KITCHEN *13' X 8'10 Fitted with a range of wall and base units with ample granite stone working surfaces over, incorporating a one and half bowl stainless steel sink unit with mixer tap and cupboard below. Stainless steel CDA stove range with two ovens and five ring gas hob, glass and steel extractor hood above. Concealed by matching facias are appliances including: fridge and freezer, dishwasher and space for microwave. Spotlighting and underfloor heating controls.*



LIVING AREA *13'2 x 9'8 Sliding patio doors lead out to a private south facing courtyard with decking, enhanced at night by external lighting. Tiled ceramic flooring.*

FIRST FLOOR LANDING *Window with front aspect and turning staircase to the second floor landing with bespoke stainless steel handrail and matching balustrade. Spotlighting and wall lighting. Central heating controls and hardwood doors leading to bedrooms and bathroom with two sets of double doors to built in airing and storage cupboard housing the JAB Duplex Unvented cylinder and Honeywell programmer.*



SECOND BEDROOM *13'2 x 12'2 Window with view over the courtyard below. Radiator.*

THIRD BEDROOM 14'7 x 8'5 Window overlooking front aspect with radiator below



BATHROOM 7'2 x 5'11 High level window with obscure glass to side. Partly tiled in high gloss wall ceramics to complement matt finished tiled flooring and suite comprising: tiled panelled bath with mixer tap and chrome shower unit. Built in wash hand basin with mixer tap, cupboard with double doors below, granite effect shelf and close coupled w.c. with concealed cistern. Wall mounted mirror, spotlighting and extractor fan. Wall mounted heated towel rail.



BRIGHT AND SPACIOUS SECOND FLOOR LANDING Dual aspect with window to front and glazed door leading to the roof top terrace. Radiator, spotlighting and wall light point. Hardwood doors to principal bedroom and bathroom with a further two sets of double doors leading to built in storage cupboard housing the washing machine and Vaillant gas central heating boiler.

PRINCIPAL BEDROOM 13'1 x 12'2 Bright with window overlooking the courtyard and radiator below, television and media points.



BATHROOM 7'2 x 5'11 High level window to side with obscure glazing. Partly tiled in quality wall and floor ceramics to complement suite comprising: tiled panel bath with mixer tap, shower unit and glass screen, wash hand basin with chrome mixer tap and cupboard below with double doors. Granite effect shelf, close coupled w.c. with concealed cistern. Spotlighting, wall mounted mirror and heated towel rail.

EXTERIOR

SOUTH FACING COURTYARD Secluded old stock brick walled courtyard with decking and wrought iron fixings for hanging baskets. Power supply. At night the courtyard is enhanced by external lighting.



STUNNING ROOF TOP TERRACE With parapet walls and open square access roof with sky views, and additional views overlooking the town, once again at night the terrace is enhanced by external lighting.

PRIVATE CARPORT 15'11 x 7'10 With block paved flooring and light connected.



COUNCIL TAX BAND. E

PRICE:£2,000.00 Per Calendar Month

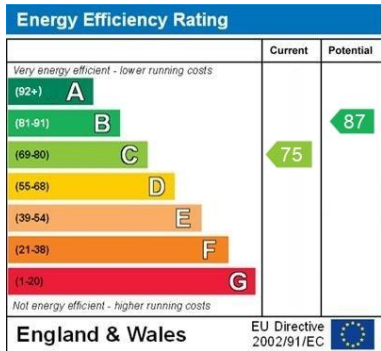
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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 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. DetXXXX

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www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

