



8 Highfield Farm, Mangrove Lane, Hertford

SG13 8QJ

Asking Price £450,000



stevenoates.com



8 Highfield Farm Mangrove Lane, Hertford, Hertfordshire, SG13 8QJ

Steven Oates are delighted to offer this absolutely stunning two-bedroom barn conversion which is perfectly situated in this idyllic semi-rural location. This barn forms part of this beautiful farm conversion which borders Brickendon woods offering peaceful living and countryside walks whilst only being a short distance away from Hertford Town Centre which really gives residents the best of both worlds. This deceptively spacious home offers modern accommodation across two floors, the ground floor welcomes you in via an entrance hallway where there is a useful storage cupboard, you will also find a good size ground floor bedroom with an en-suite shower room which is currently used as the guest suite. There is a spacious kitchen which offers integrated appliances and there is room for a small dining table & chairs. At the rear of the property you step down into the impressive living/dining room which is perfect for entertaining guests. The upstairs all forms part of the main bedroom suite where you will find a generous size bathroom and a bedroom with countryside views, there is also useful eaves storage cupboards in both rooms. Externally, this property comes with the added benefit of a private front garden, allocated parking for two vehicles, additional parking for visitors and a large communal garden for the residents to enjoy in the summer months.

Highfield Farm is a small development of barns nestled within beautiful countryside to the south of Hertford. Both Hertford (3 Miles) and Hoddesdon (2 Miles) are close at hand providing a wide ranges of amenities including a choice of mainline stations serving London. Hertford Town Centre has a fantastic range of shops, bars, cafe's, restaurants and much more.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

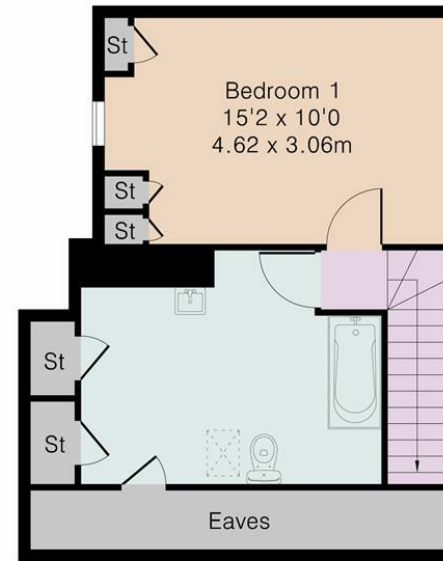
Approximate Gross Internal Area 844 sq ft – 79 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 340 sq ft – 32 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com