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The beautifully simple new way to sell your home









Broad Oak Lane, Hertford

A luxury assisted living bungalow in a gloriously peaceful rural setting with its own private garden. No chain.

£400,000

01992 87 85 80

Broad Oak Manor

Broad Oak Manor is a unique development of architect designed luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor nursing home. These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. The aim is to offer customers a service and care package that suits their current lifestyle with the flexibility to cater for future changes in circumstance. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception, lounge and restaurant.

Overall Description

Number 23 is the "Ellersie" design and has light and spacious open-plan living accommodation including a sitting/dining room leading into the fitted kitchen. There is a master bedroom with en-suite fitted bathroom, a second bedroom/reception room accessed via sliding doors from the main reception and a separate modern shower room, including second WC. The property benefits from under-floor gas central-heating and double-glazed windows, meaning that it has a very good energy performance rating of B. The bungalow has a sunny and secluded area of garden to the rear with patio, which is accessed via French doors. The property sits in a nice quiet corner position within the grounds of Broad Oak Manor.

Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a Grade II Listed Queen Ann Country House set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

Accommodation

From the covered paved area to the front, the glazed front door leads into:

Open-Plan Living Room/Kitchen 27'0" x 13'0" widest (8.23 x 3.96 widest)

Open-plan living space with sitting/dining area and kitchen. Kitchen area: modern, quality light oak-finished kitchen with worktops, fridge/freezer, washing-machine, eye-level double-oven, electric hob and extractor hood. The living space is light and airy with a window and french doors to the front. TV aerial socket.

Master Bedroom 15'6" x 9'10" (4.72 x 3.00)

Window to rear. Two double-door fitted wardrobes. Door to Ensuite.

Ensuite Bathroom 7'4" x 6'0" (2.24 x 1.83)

Modern white bathroom suite - bath, wash-hand basin and WC. Non-slip floors. Bathroom cabinet.

Bedroom 2/Study 11'1" x 10'6" (3.38 x 3.20)

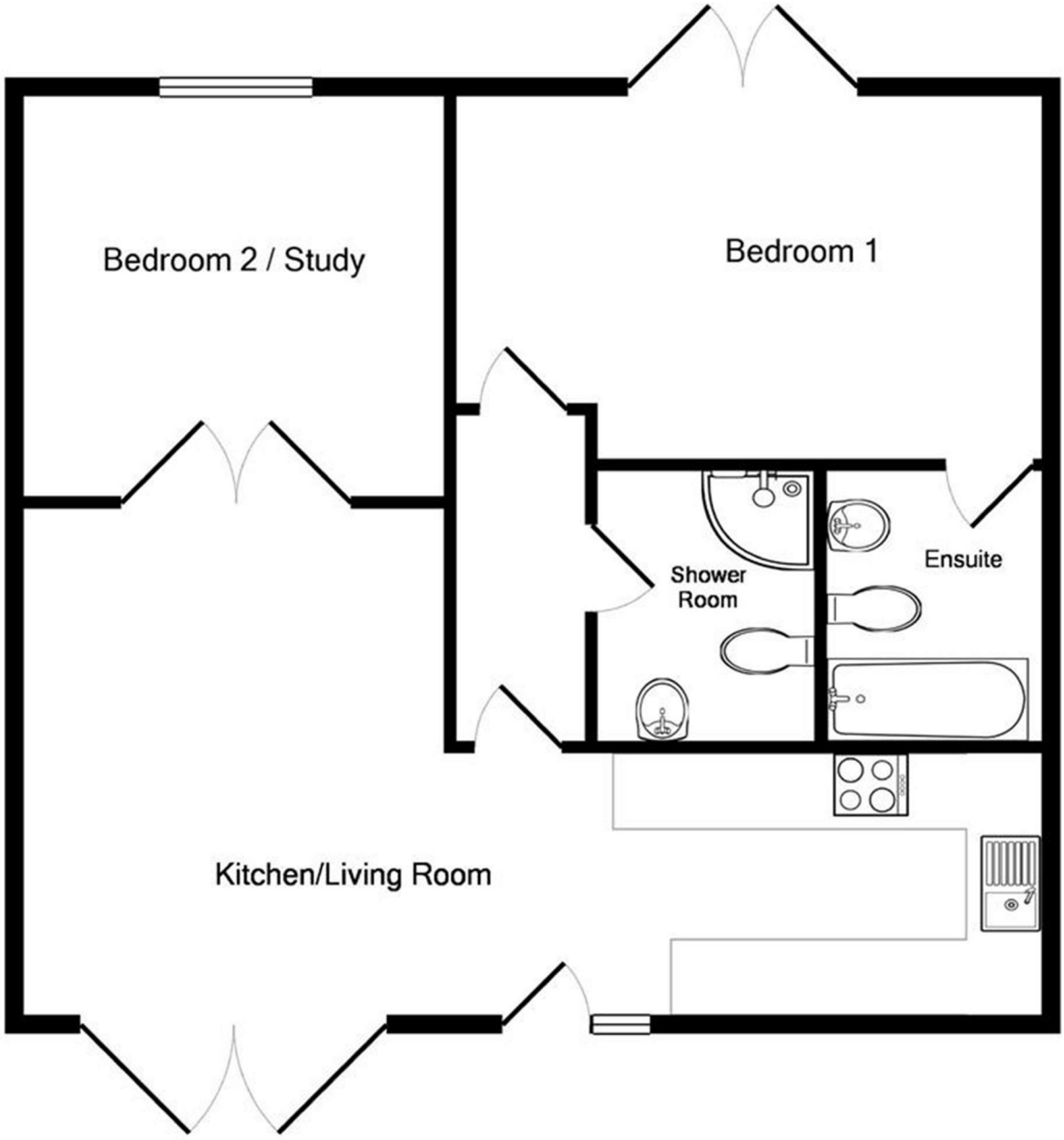
Double doors connecting to the Living Room. Two fitted wardrobes. French doors to private patio.

Shower Room 7'4" x 6'0" (2.24 x 1.83)

Non-slip floors. Shower with glass shower screen. Modern white WC and basin.

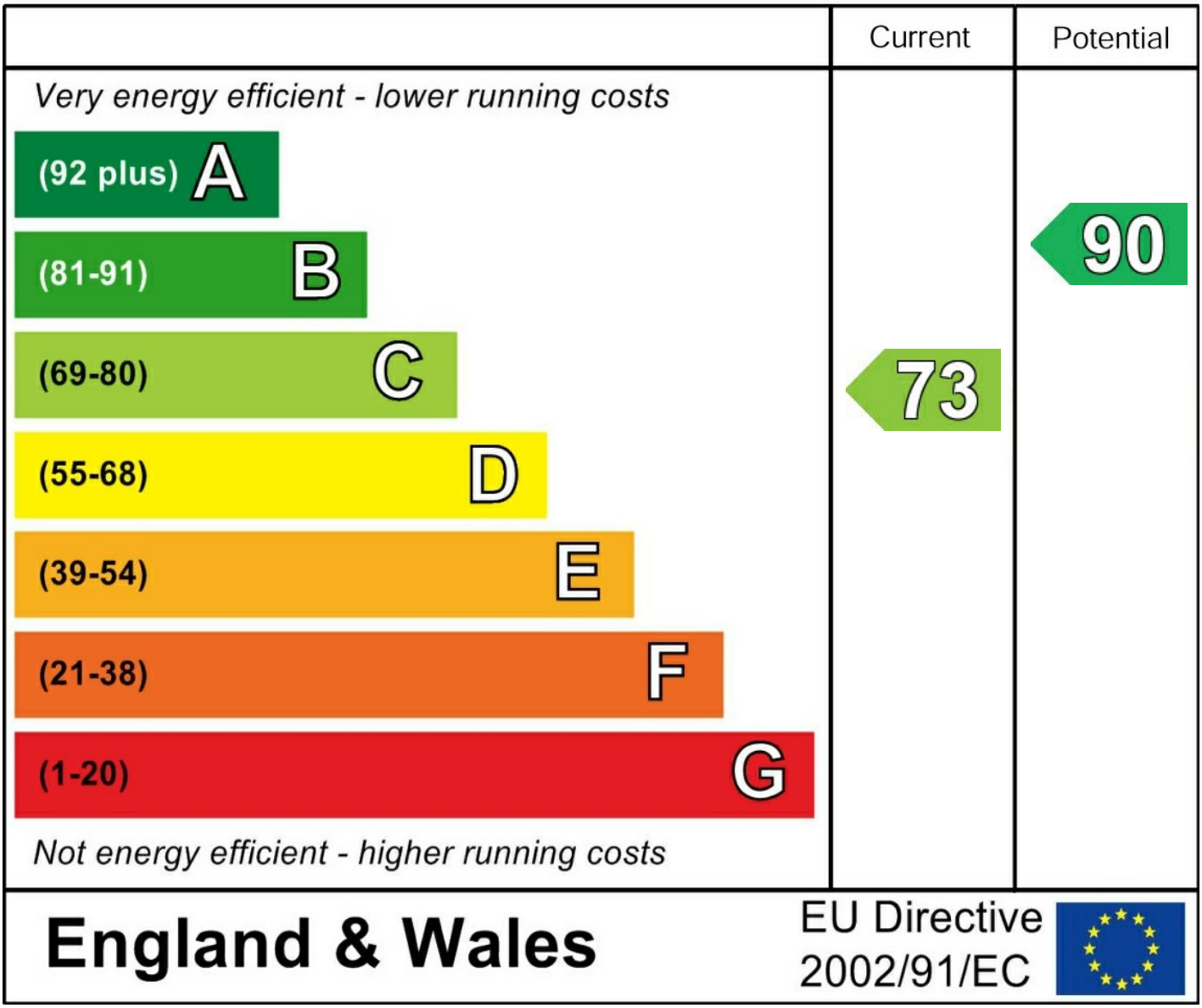
Outside

The property comes with the exclusive use of a small garden area with patio and lawn.



ELLERSLIE DESIGN - 23 BROAD OAK MANOR

Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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