



14 Highfield Farm Mangrove Lane

Hertford, SG13 8QJ

Offers In Excess Of £450,000



KIRBY COLLETTI are delighted to present this beautifully converted two double bedroom semi-detached barn, occupying a tranquil position within the highly sought-after Highfield Farm development. Surrounded by open countryside and just moments from beautiful woodland walks, whilst remaining within easy reach of Hertford town centre.

Thoughtfully updated throughout, the property combines character features with contemporary finishes, including a quality refitted kitchen, an inviting living room with a feature log burner, a versatile study/utility area, uPVC double glazing, underfloor heating, oak internal doors, a south-facing rear garden and two allocated parking spaces. Early viewing is highly recommended.

- **VENDOR SUITED**
- **LIVING ROOM WITH FEATURE LOG BURNER**
- **SOUTH FACING REAR GARDEN**
- **uPVC DOUBLE GLAZING**
- **STUNNING TWO BEDROOM BARN CONVERSION**
- **QUALITY REFITTED KITCHEN**
- **ALLOCATED PARKING FOR 2 CARS**
- **TRANQUIL COUNTRYSIDE LOCATION**
- **STUDY / UTILITY AREA**
- **UNDERFLOOR HEATING**



ACCOMMODATION

Composite entrance door to:

ENTRANCE HALL

Travertine stone tiled floor. Open to:

LIVING ROOM

15'11 x 14'9 (4.85m x 4.50m)

Rear aspect uPVC double glazed window with fitted wooden shutter blinds. Feature log burner. Fitted media cabinet. Cupboard housing hot water tank. Opening to:

RE FITTED KITCHEN

14'7 x 9'4 (4.45m x 2.84m)

Rear aspect barn style door. Sky light ceiling window. Range of contemporary wall and base units with stone worksurfaces over. Inset sink unit. Electric hob. Integrated dishwasher. Integrated fridge/freezer. Built in electric oven and microwave. Travertine stone tiled floor. Exposed beams. Door to:

STUDY/UTILITY AREA

7 x 6 into cupboards (2.13m x 1.83m into cupboards)

Full height fitted cabinetry and desk. Plumbing for washing machine.

BEDROOM 1

12'1 x 10'4 (3.68m x 3.15m)

Dual aspect uPVC double glazed windows. Fitted wardrobes. Exposed beams.

BEDROOM 2

8'9 x 7'5 (2.67m x 2.26m)

Front aspect uPVC double glazed window. Fitted wardrobes and high level cupboards.

BATHROOM/W.C

8 x 5'7 (2.44m x 1.70m)

Front aspect uPVC double glazed window. Tiled

enclosed bath with mixer tap and shower attachment. Low level W.C. Wash had basin with drawer unit under. Patterned tiled floor. Heated towel rail.

OUTSIDE

FRONT GARDEN

Sloped path to front entrance retained by wrought iron fencing.

REAR GARDEN

South facing. 31ft deep x 35ft wide. Decked terrace and seating area with remainder laid to lawn. Pedestrian rear access to residents parking area.

RESIDENTS PARKING

Allocated parking for 2 cars and additional overflow parking for visitors.

AGENTS NOTES

There is an annual service charge of £110 per month which covers maintenance of septic tank, communal gardens and lighting.

COUNCIL TAX: East Herts District Council - Band D



Road Map



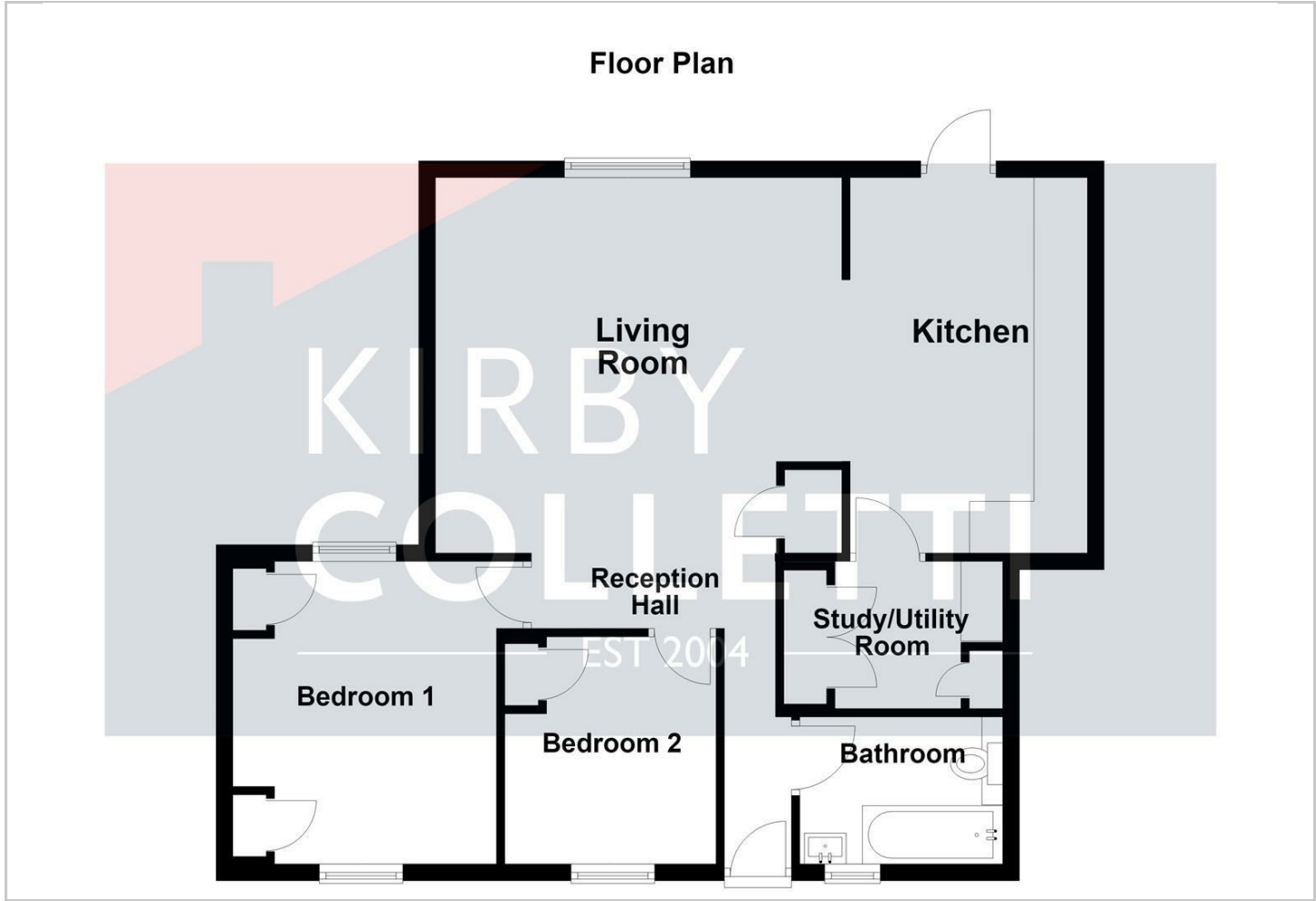
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

