

# Jonathan Hunt

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11 Highfield Farm Mangrove Lane, Hertford, SG13 8QJ

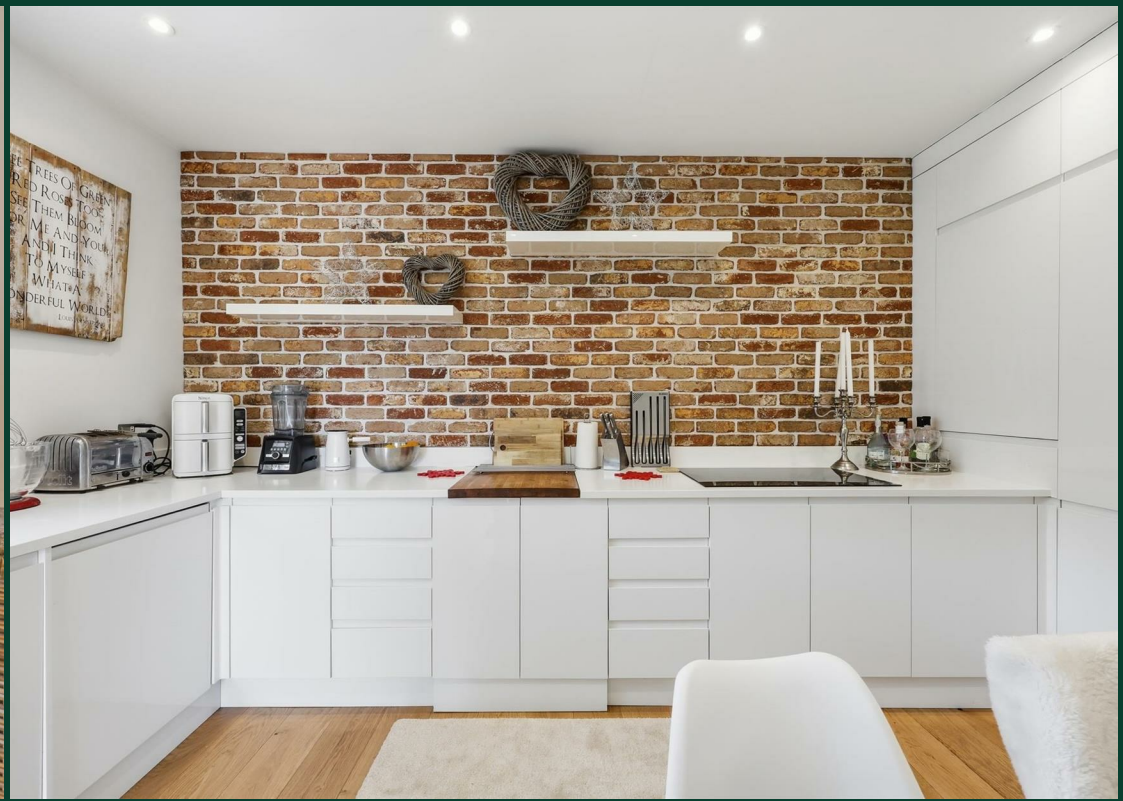
Offers In Excess Of £550,000

**11 Highfield Farm Mangrove Lane, Hertford, SG13 8QJ**

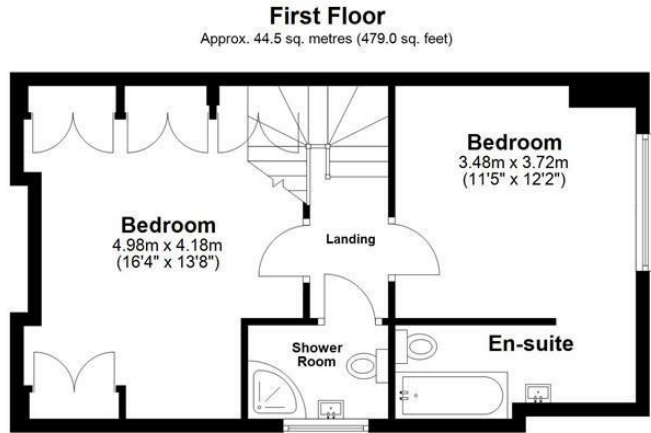
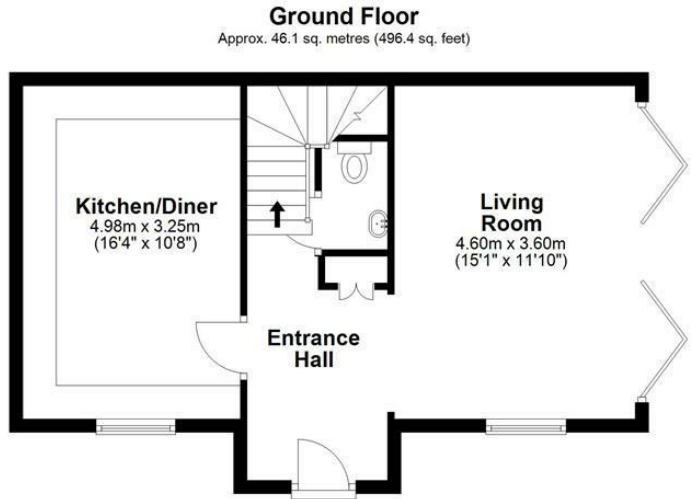
JONATHAN HUNT are pleased to offer this STUNNING TWO DOUBLE BEDROOM TWO BATHROOM CONVERTED FARM BUILDING. Situated in this tranquil rural location with unrivalled views over open countryside and minutes walk into beautiful woodlands, yet within a short drive to Hertford Town Centre with its wealth of amenities and rail links into London. The property is beautifully presented featuring a high specification Kitchen/dining room, Living room with wood burner and bi-folding doors leading to the generous sized gardens with fantastic views.









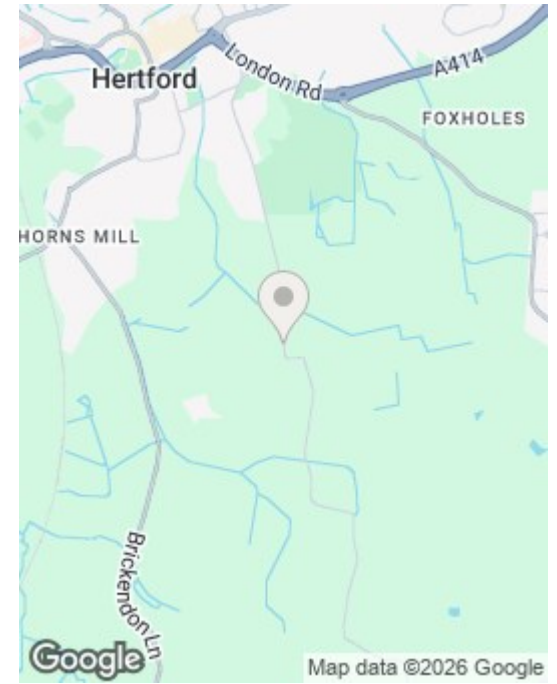


Total area: approx. 90.6 sq. metres (975.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Mangrove Lane**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	