

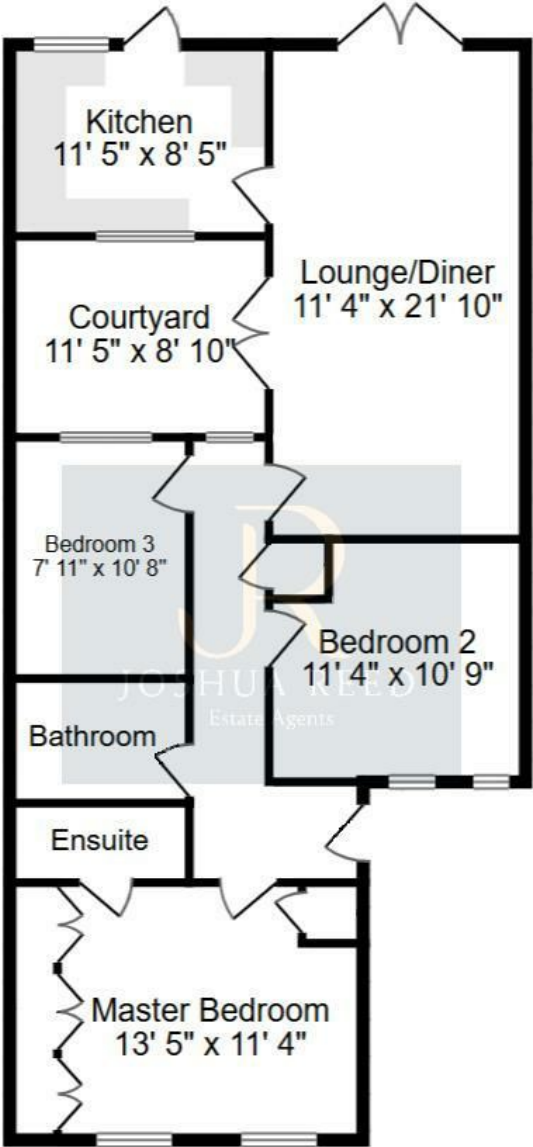


3 Bed Bungalow  
located in

**JR**  
JOSHUA REED  
Estate Agents



11 Barclay Close  
Hertford Heath  
SG13 7RW



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Offers over £500,000

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SUMMARY

An immaculately presented three bedroom bungalow with TWO GARAGES situated on this quiet cul de sac in the beautiful village of Hertford Heath. Accommodation features an excellent size lounge/diner with patio doors leading out to the garden and extra courtyard area, dual aspect kitchen, three double bedrooms with fitted wardrobes and ensuite shower room to the master, refitted modern bathroom, gas central heating, nice size sunny rear garden with rear access leading to the garage and off street parking in-front.

Additionally, there is a second garage adjacent to the property that also has off street parking in-front. The property is 1.5 miles from Hertford East Train Station and Town Centre and is walking distance to local pubs and village shop.

A viewing is highly recommended.

DIRECTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	