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The beautifully simple new way to sell your home









Broad Oak Lane, Hertford

This immaculately presented assisted living bungalow sits in a pleasant corner position with a secluded and sunny garden area to the rear. No Chain.

£375,000

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

No 24 Broad Oak Manor is a beautifully presented ground floor two-bedroom home, in a well established assisted living community, with a sunny patio garden, offering comfortable, low-maintenance living in a peaceful yet highly convenient location. This turnkey property is ideal for downsizers, retirees, or anyone seeking a well-designed, accessible home. The property features a bright and spacious layout, including a modern, newly fitted kitchen and generous living space plus a private sunny rear patio —perfect for relaxing or entertaining. There are two well-proportioned bedrooms, including a principal bedroom with a stylish en-suite, alongside a separate contemporary bathroom. A built-in wardrobe in the master bedroom provide excellent storage, while underfloor heating throughout ensures year-round comfort. Set in a friendly, safe community with a country feel, the home enjoys the best of both worlds—quiet surroundings while being located on the edge of town. A nearby train station offers easy access into London, and the property also benefits from ample parking. A rare opportunity to secure a move-in-ready home that combines comfort, practicality, and convenience. This property is being sold with no chain and viewing is strongly advised.

Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian 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, banks, 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

A path leads along a cloistered walk-way to the front door into the:

Living/Dining Room/Kitchen 27' x 13' widest (8.23m x 3.96m widest)

Two sky-lights and French doors to front. This light and airy living space is open-plan but subdivided into a spacious living/dining area with French doors out the the communal garden and kitchen area with modern fully fitted kitchen including stainless steel sink, work-tops, electric cooker with extractor fan and new hob, fridge/freezer, dishwasher and Miele washing machine. New kitchen flooring. Cupboard housing gas central-heating boiler. TV aerial point. Telephone point. Emergency call buttons with lanyard.

Inner Hallway 7'4 x 3'1 (2.24m x 0.94m)

Leading from the main living area to the bedrooms and shower room. Loft hatch.

Bedroom One 15'6 x 9'6 (4.72m x 2.90m)

Window to rear. Fitted wardrobe units (one double and one single). TV aerial point. Telephone point.

En-Suite Bathroom

Panel bath. Low-level WC. Wash-hand basin. Non-slip flooring. Emergency pull-chord.

Bedroom Two/Reception 11'1 x 10'6 (3.38m x 3.20m)

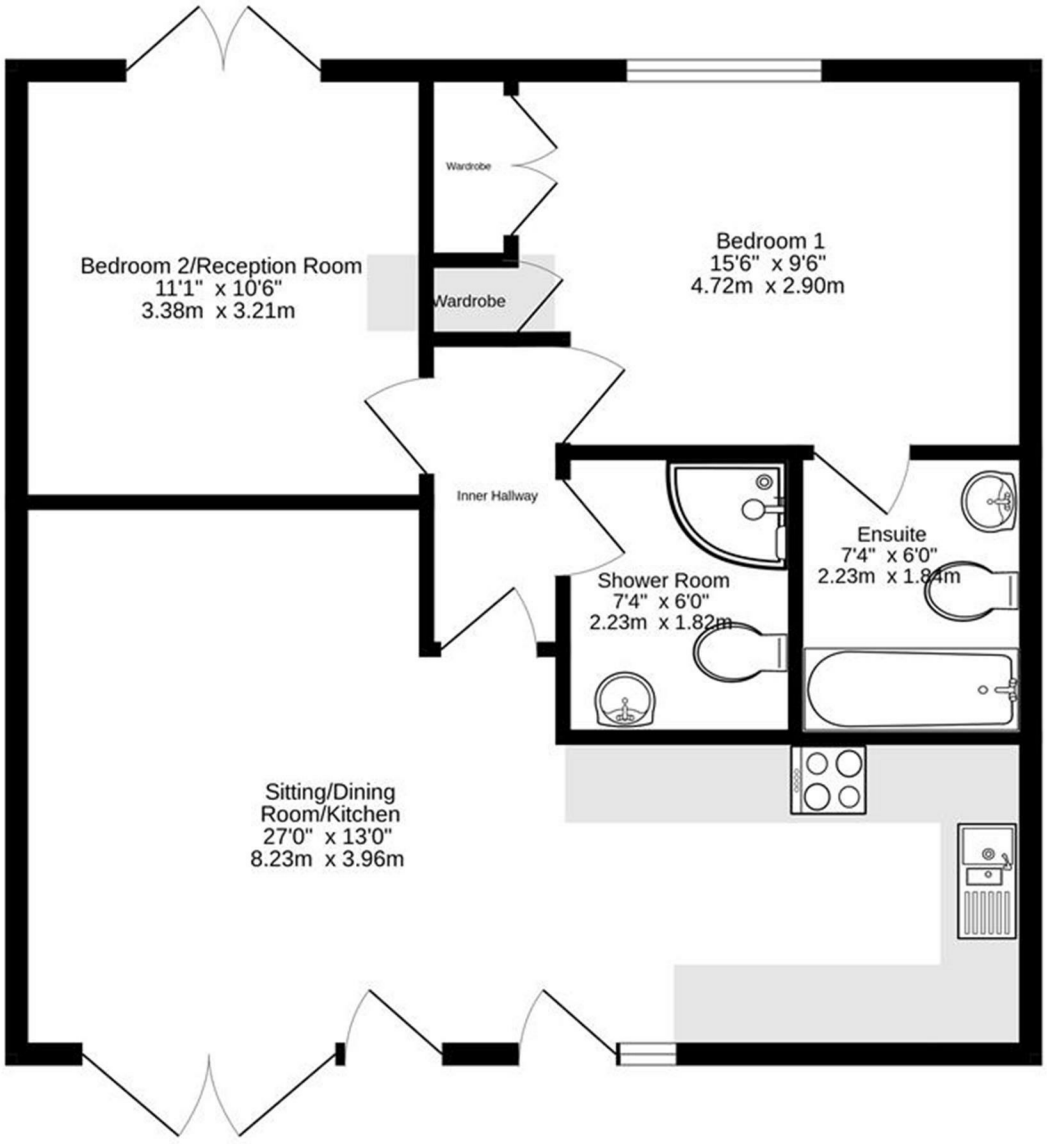
French doors to the patio. TV aerial point. Telephone point.

Shower-Room 7'4 x 6' (2.24m x 1.83m)
Fitted shower cubicle with glass shower screen. Low-level WC. Wash-hand basin. New non-slip flooring. Emergency pull-chord.

Outside
To the rear of the property is a secluded and sunny private garden with patio, lawn and flower bed.

Services and Other Information
Mains water, electricity and gas. Gas under-floor central-heating (boiler recently serviced). Private drainage. Double-glazed windows. New quality carpets throughout. Newly re-decorated. TV (Sky & terrestrial) and telephone points.

Ground Floor
658 sq.ft. (61.1 sq.m.) approx.



Ellerslie Design - 24 Broad Oak Manor

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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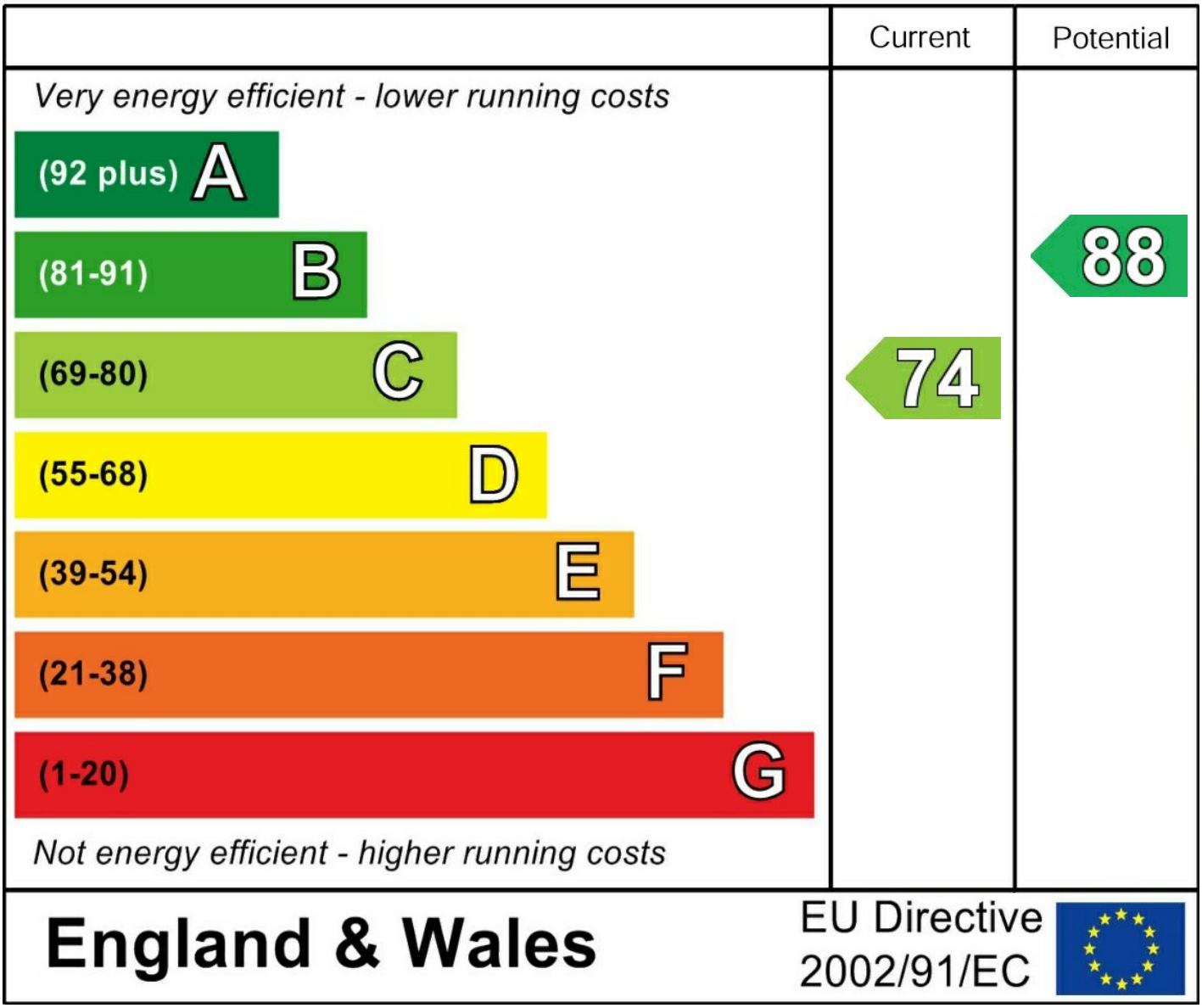
Energy Efficiency Rating



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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