KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



14 Highfield Farm Mangrove Lane

Hertford, SG13 8QJ

Offers In Excess Of £450,000

2 | 1 | 1 | D

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







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


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI


KIRBY
COLLETTI

Road Map



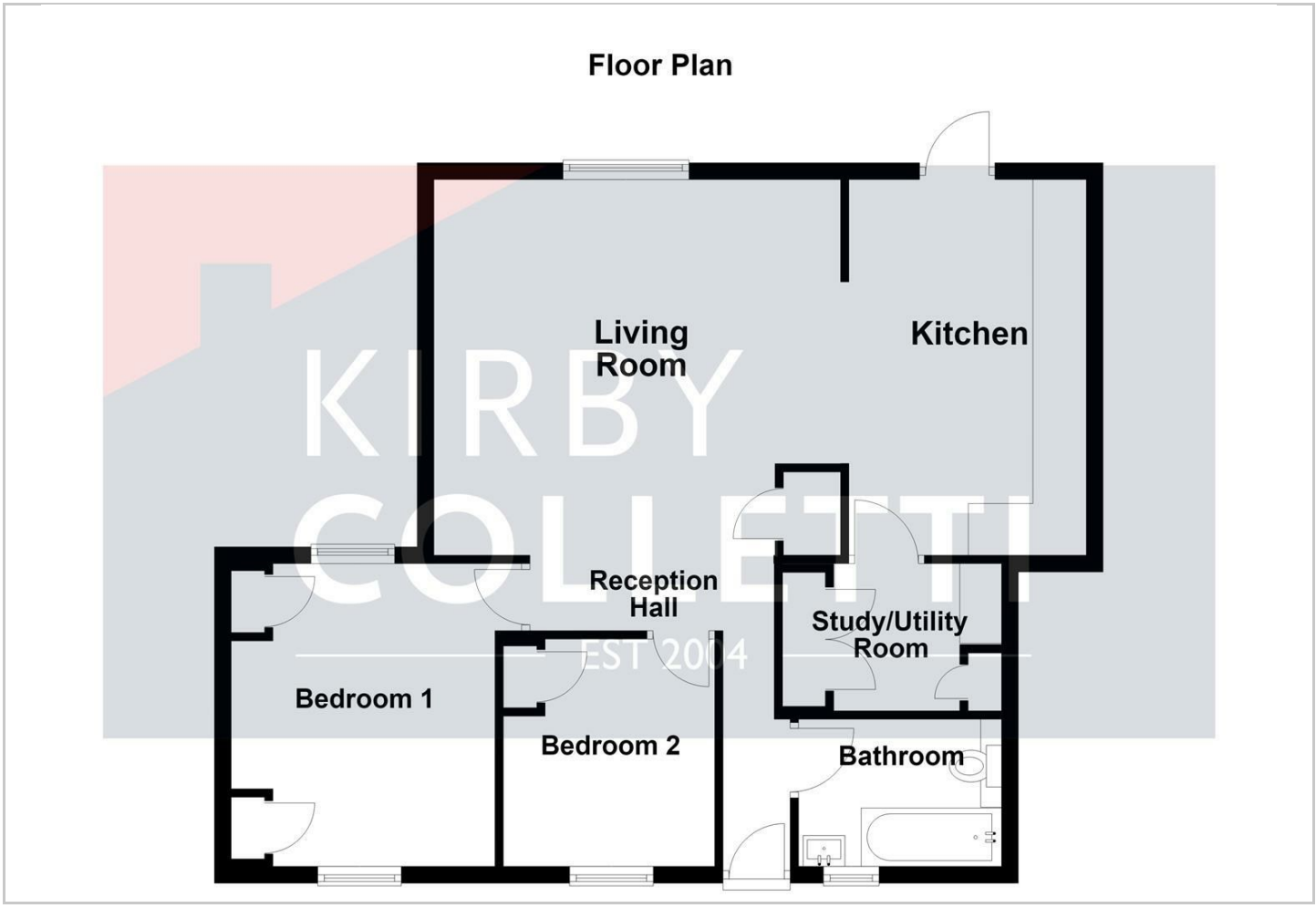
Hybrid Map



Terrain Map



Floor Plan

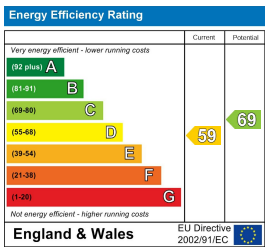


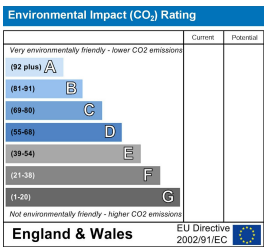
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk