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Broad Oak Lane, Hertford

An immaculately presented end-of-terrace assisted-living house, with brand new luxury fitted kitchen, set within the beautiful grounds of Broad Oak Manor. No Chain.

£410,000

01992 87 85 80

Overall Description
Broad Oak Manor is a unique development of assisted-living homes in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. Number 4 Broad Oak Manor is a very well presented and spacious two-bedroom end-of-terrace house. It has just had a luxury fully fitted kitchen put in, as well as new carpets and redecoration. On the ground floor is the entrance hall, downstairs cloakroom, good-sized sitting/dining room with French doors leading onto a sunny patio and, of course, the new contemporary full-fitted kitchen. Upstairs there is a master bedroom with in-built wardrobe, second double bedroom, shower room and dressing room/walk-in wardrobe with fitted shelving. The property benefits from new carpets, newly painted walls, gas-fired under-floor heating and argon filled double-glazing (so it scores a very creditable B rating on the Energy Performance Certificate meaning lower gas bills). Residents at Broad Oak Manor have access to the communal gardens and the magnificent Grade II Listed Barn, which houses the central meeting area, including reception and lounge (coffee, tea and freshly made cake are available to residents and guests anytime during the day).

Care Packages at Broad Oak Manor
Broad Oak Manor's assisted living homes are designed to give residents complete independence with the peace of mind of knowing that help is at hand should it be needed. The owners benefit from a choice of the highest quality management and care services from Broad Oak Manor Nursing home (located opposite) and these include nursing care, 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 you a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance. There are also lots of social and other activities at Broad Oak Manor such a the regular film club, weekly trips to local supermarkets in the mini bus, craft activities such as painting and knitting, outings such as to the Olympic White Water Rafting Centre in Enfield, wine and cheese evenings and many more. It is a fun and sociable place to live and you are guaranteed to make new friends should you decide to make the move.

Location
This luxury development is tucked away in the grounds of Broad Oak Manor, a Grade II Listed Queen Anne 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, restaurants and other facilities and has direct rail links to London from both Hertford North and Hertford East railway stations. The A1 and M25 are easily accessible via the A414 dual carriageway, and the A10.

Accommodation
From the covered walkway the glazed front door leads into the:

Entrance Hall 13'3 x 6'5 widest (4.04m x 1.96m widest)
Stairs to first floor with under-stairs cupboard.

Downstairs Cloakroom 4'3 x 3' (1.30m x 0.91m)
Modern WC and basin. Extractor fan. Wood-effect laminate floor. Emergency pull-chord.

Kitchen 14'7" x 8'11" (4.45 x 2.72)
Window to front. Brand new contemporary fitted kitchen with quality Corian work-tops, glass splash-backs and a Blanco sink with Insinkerator boiling water tap. Newly fitted Neff white and brown goods including eye-level electric oven/grill, microwave, electric hob with extractor above, dishwasher, fridge, two freezers and Bosch washer/dryer. Cupboard housing Worcester gas-fired boiler. Wood-effect vinyl floor.

Sitting/Dining Room 16'11" x 16'4" (5.16 x 4.98)
Window to rear. French doors leading out to garden patio. Under-stairs storage cupboard. TV aerial socket.

First Floor
From the hall stairs lead up to first floor landing. Loft hatch.

Master Bedroom 15'4" x 9'5" (4.67 x 2.87)
Window to front. Built-in wardrobe. TV aerial point. Radiator.

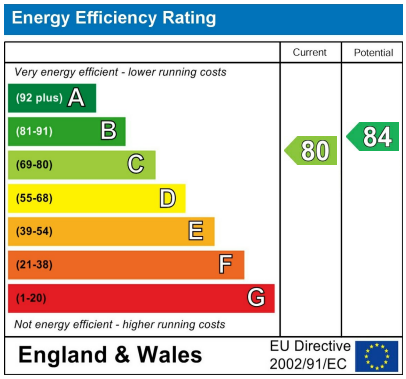
Bedroom Two 15'3" x 9'5" (4.65 x 2.87)
Window to rear. TV aerial point. Fitted shelving. Radiator.

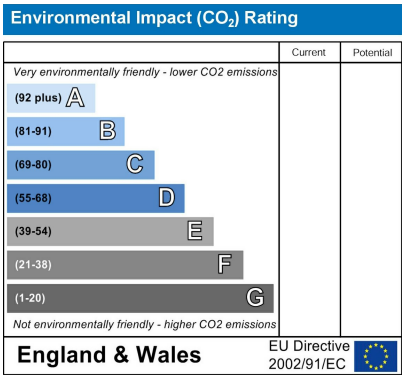
Shower Room 10'9" x 6'5" (max) (3.28 x 1.96 (max))
Velux to front. Fitted shower cubicle. Low-level wc. Wash-hand basin. Mirror with light and shaver socket above. Modern-heated towel rail. Emergency pull-chord. Wood-effect vinyl floor.

Office/Dressing Room 7'7" x 6'3" (2.31 x 1.91)
Skylight. Fitted shelving and wardrobe area with clothes rail. Radiator.

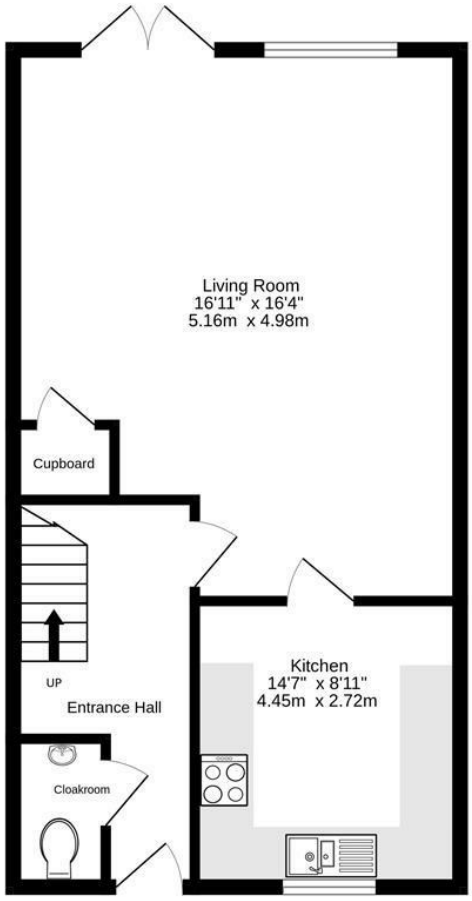
Outside
Th house has a low-maintenance and sunny area of garden with a patio, lawn and raised flower beds. There is communal parking in the car-park a short walk away.

Services & Other Info.
Mains water, electricity and gas. Gas central-heating (under-floor) from Worcester boiler. Emergency call control panel and wearable lanyard linked to Barn Reception/the Nursing Home. The carpets are brand new and the property has just been re-decorated. The kitchen is brand new. The property is Leasehold with a renewed 99 year lease each time it is sold. All residents in the assisted living properties at Broad Oak Manor pay the Standard Service Charge and the Renewals Charge and full details of these are available on request - please ask for full details. Further Care Charges are optional and dependent upon need. Again, please ask for details.

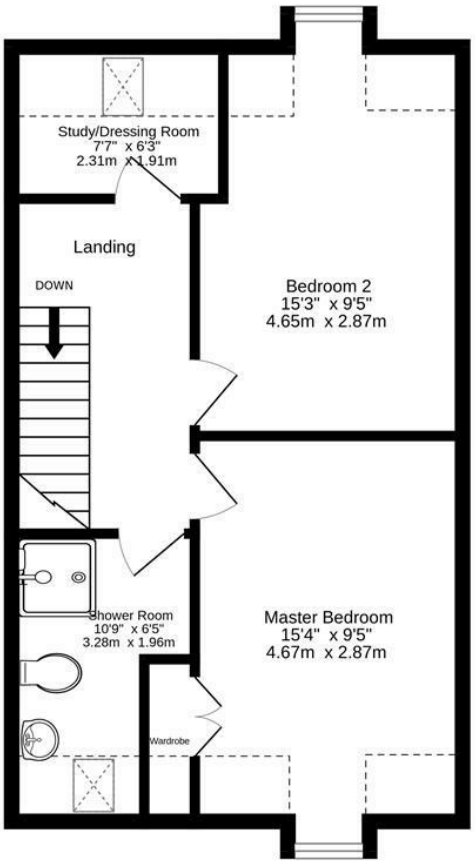




Ground Floor
529 sq.ft. (49.2 sq.m.) approx.



1st Floor
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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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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