



24 Braziers Field, Hertford, SG13 7JS

£325,000

Lanes
ESTATE AGENTS

24 Braziers Field, Hertford, SG13 7JS

Nestled in the tranquil Braziers Field, Hertford, this charming bungalow offers a delightful living experience tailored for those aged over 55. With a well-thought-out layout spanning an approximate 689 square feet, the property features two spacious double bedrooms, perfect for accommodating guests or to use as a study.

The inviting reception room serves as the heart of the home, providing a warm and welcoming space for relaxation and socialising. The bungalow is designed with ease of living in mind, making it an ideal choice for those seeking a low-maintenance lifestyle. The well-appointed bathroom ensures convenience, while the private garden offers a serene outdoor space to enjoy the fresh air and sunshine.

Situated in a peaceful cul-de-sac, this property benefits from a sense of community and security, making it an excellent choice for retirees. Additionally, the allocated parking space adds to the convenience of this lovely home.

This bungalow is not just a property; it is a lifestyle choice, offering comfort, privacy, and a friendly community feeling. If you are looking for a peaceful retreat in Hertford, this delightful bungalow could be the perfect place to call home.

Just a short drive away to Hertford Town, with easy access to a bus stop nearby, and easy access to the A10 road network and Ware road leading to Ware Town as short drive away.



Entrance Hall

Living/Dining Room 17'11" x 10' (5.46m x 3.05m)

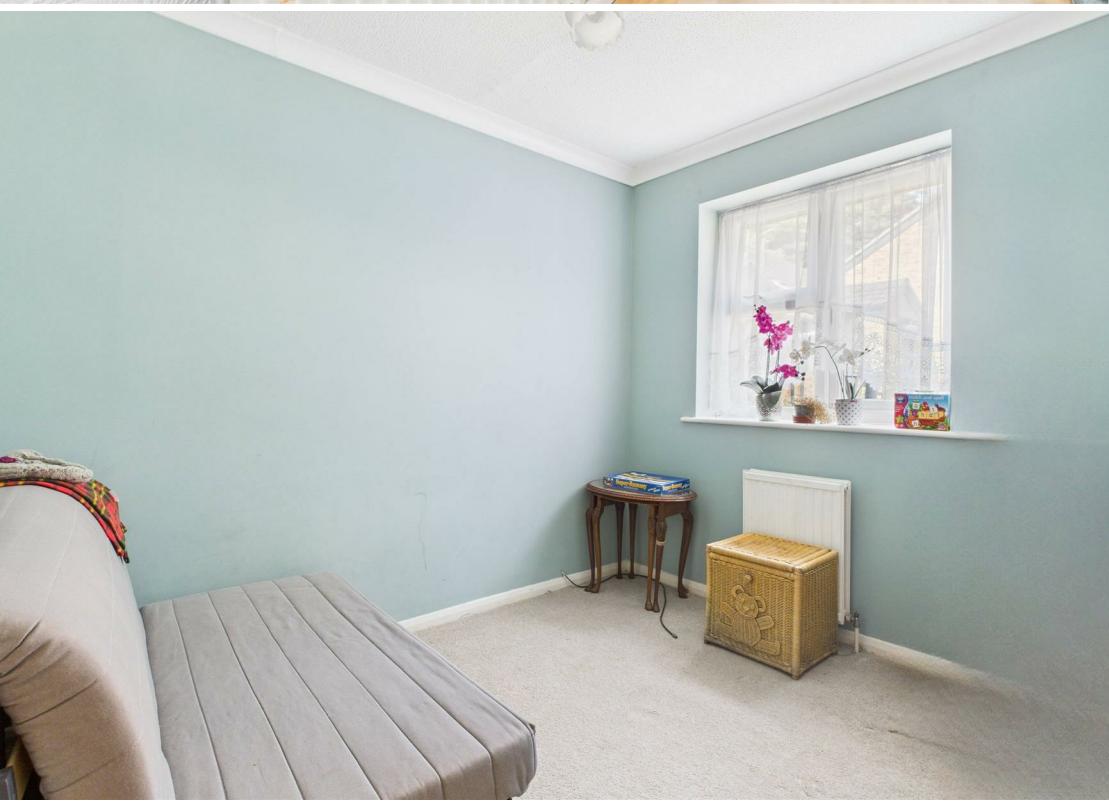
Kitchen 10'11" x 7'9" (3.33m x 2.36m)

Bedroom One 11'5" x 9'4" (3.48m x 2.84m)

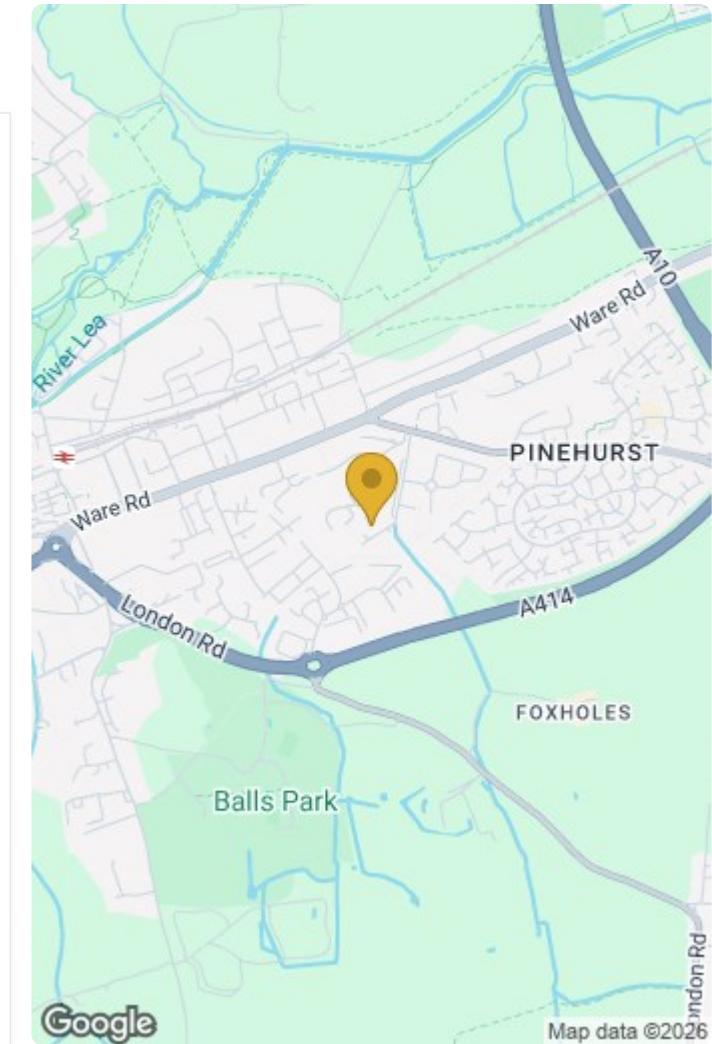
Bedroom Two 9'3" x 8'1" (2.82m x 2.46m)

Bathroom

Rear Garden







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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