



## 8 Highfield Farm Mangrove Lane

Hertford, SG13 8QJ

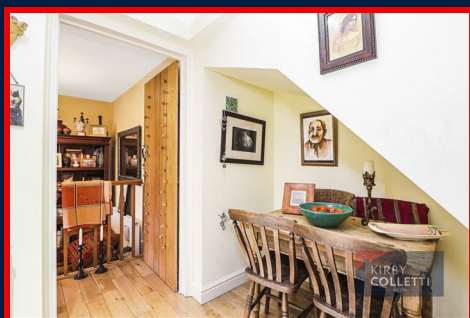
**Price £480,000**



KIRBY COLLETTI are delighted to market this CHARMING TWO DOUBLE BEDROOM BARN CONVERSION set within this converted farm development. This idyllic rural setting is a real feature of this home with a large communal paddock bordering onto Brickendon Woods where beautiful country walks can be enjoyed. Yet just over 2.5 miles to Hertford Town Centre.

Some of the many features include 17ft Lounge, 20'8" Kitchen/Breakfast Room, Ground Floor Bedroom with En Suite Shower Room/W.C, Large Bathroom/W.C, First Floor Bedroom with views over Countryside, Oil Fired Heating, Private Secluded Front Garden.

- CHARMING TWO DOUBLE BEDROOM BARN CONVERSION
- 20'8 KITCHEN/BREAKFAST ROOM
- OIL FIRED HEATING
- JUST OVER 2.5 MILES TO HERTFORD TOWN CENTRE
- IDYLLIC RURAL LOCATION
- GROUND FLOOR BEDROOM WITH EN SUITE SHOWER/W.C
- OWN PRIVATE FRONT GARDEN
- 17ft LOUNGE
- LARGE BATHROOM/W.C
- TWO CAR ALLOCATED PARKING & LARGE COMMUNAL PADDOCK



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Wooden flooring . Storage cupboard. Radiator. Stairs up to first floor.

### KITCHEN/BREAKFAST ROOM

20'8 max x 6'4 (6.30m max x 1.93m)  
Range of matching light wood effect wall and base unit with wooden worksurfaces over. Stainless steel single drainer sink unit. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine. Electric hob and oven Wooden flooring. Door to:

### LOUNGE

17' 6 x 9'3 (5.18m 1.83m x 2.82m)  
Side aspect double glazed window. Radiator. Wooden flooring.

### BEDROOM 2

10'10 x 9'1 (3.30m x 2.77m )  
Front aspect double glazed window. Wooden flooring. Radiator. Door to:

### EN SUITE SHOWER ROOM/W.C

8'8 x 2'6 (2.64m x 0.76m)  
Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Recessed ceiling spotlights. Extractor fan. Radiator

### FIRST FLOOR LANDING

### BEDROOM 1

14'10 into window recess x 11'4 max (4.52m into window recess x 3.45m max)  
Side aspect double glazed window. Eaves storage cupboards. Radiator.

### BATHROOM/W.C

13'3 x 8'8 (4.04m x 2.64m)  
VELUX window. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Eaves storage cupboard. Storage cupboard. Radiator.

### OUTSIDE

#### FRONT GARDEN

Small lawned area retained by Laurel hedging. Shingled path to front door.

#### COMMUNAL GROUNDS

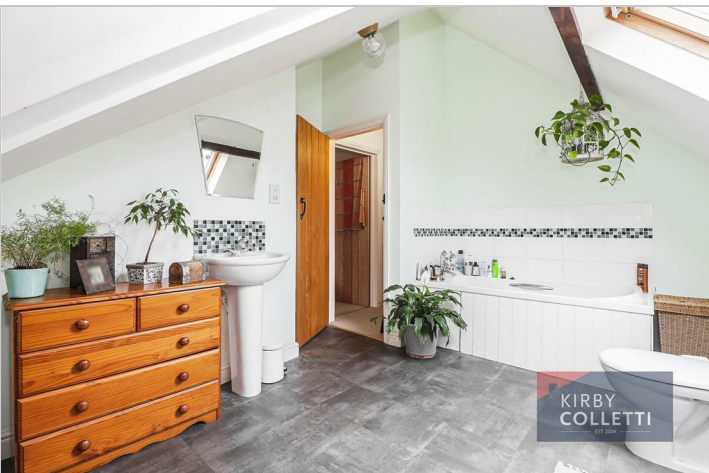
Large communal paddock which borders onto Brickendon Woods, where beautiful country woodland walks can be enjoyed. Storage area for Oil tank.

#### ALLOCATED PARKING

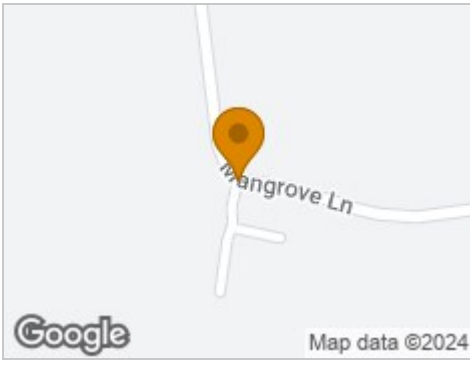
Two allocated parking bays. and additional overflow parking for visitors.

#### AGENTS NOTES

Annual Service Charge of £1200



## Road Map



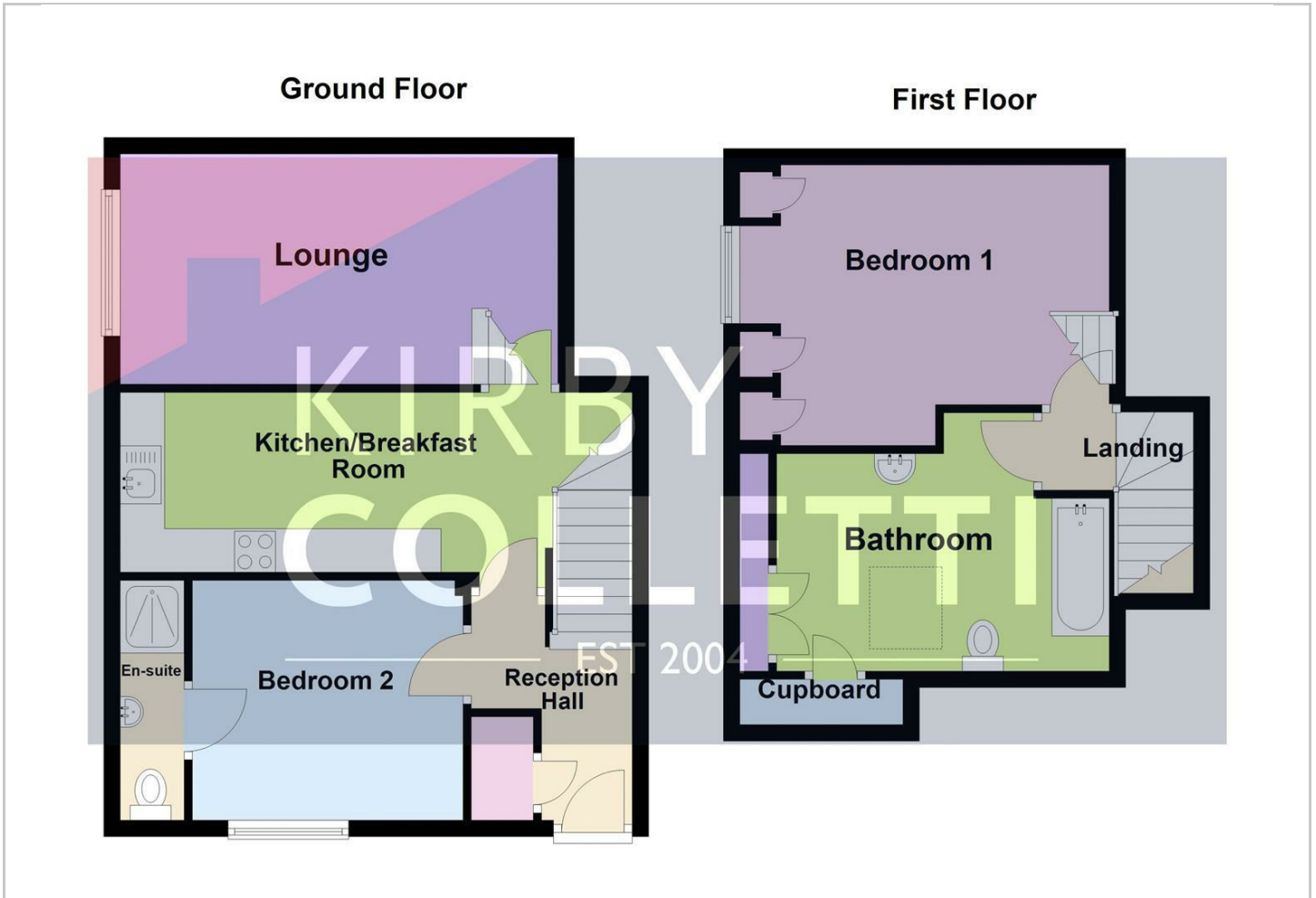
## Hybrid Map



## Terrain Map



## Floor Plan

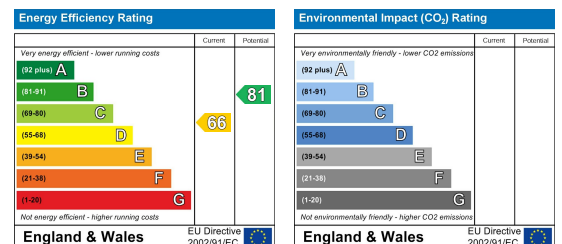


## Viewing

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

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## Energy Efficiency Graph



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