



12 Highfield Farm Mangrove Lane

Hertford, SG13 8QJ

Price £539,950



KIRBY COLLETTI are delighted to market this STUNNING TWO DOUBLE BEDROOM SEMI DETACHED CONVERTED BARN. The property has just been completely refurbished to the highest of specifications. Situated in this tranquil rural location with unrivalled views over open countryside and minutes walk into beautiful woodlands, yet within a short drive to Hertford Town Centre.

Some of the many quality features include Living Room with amazing views over rolling countryside and feature Log Burner, Quality Fitted Kitchen/Dining Room with integrated appliances and stone worksurfaces. Luxury Fitted 'Burlington' Shower Room, uPVC Double Glazing, Oak Internal Doors, 'AMTICO' Herringbone style flooring, Fitted Wardrobes, South Facing Rear Garden, Underfloor Heating and Two Allocated Parking Spaces

- ABSOLUTELY STUNNING BARN CONVERSION
- BEAUTIFUL LIVING ROOM WITH AMAZING VIEWS OVER COUNTRYSIDE
- uPVC DOUBLE GLAZED WINDOWS
- TWO ALLOCATED PARKING SPACES
- TOTALLY REFURBISHED TO THE HIGHEST OF SPECIFICATIONS
- QUALITY FITTED KITCHEN/DINING ROOM
- AMTICO FLOORING WITH UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS
- LUXURY SHOWER ROOM WITH 'BURLINGTON' FITTED SANITARY WARE
- 41ft x 31ft SOUTH FACING GARDEN



ACCOMMODATION

Composite entrance door to:

RECEPTION HALL

12'11 x 12'2 at widest points (3.94m x 3.71m at widest points)

(L-SHAPED) Herringbone Amtico flooring. Ceiling spotlights. Feature curved wall. Sliding oak door to:

QUALITY FITTED KITCHEN/DINER

15'1 x 12'6 (4.60m x 3.81m)

Rear aspect uPVC double glazed window with Monkey tail handle. Range of re-fitted Navy Blue wall and base units, deep pan drawers and carousel unit with composite stone worksurfaces and upstands. Double butler sink with Gold BLANCO mixer tap/shower hose. Integrated appliances to include dishwasher, washer/dryer, fridge/freezer and built in microwave oven. 'Bertazzoni' Electric range oven with induction hob and extractor fan above. Wine cooler. Herringbone Amtico flooring. Oak shelves. Sliding oak door to:

LIVING ROOM

13'7 x 13'1 (4.14m x 3.99m)

Rear aspect uPVC double glazed windows and double doors to garden. Feature oak framed full height window with amazing views over countryside. Feature fireplace with log burner, herringbone brickwork and stone hearth. Bespoke fitted cabinets and shelving. Vaulted ceiling. Herringbone Amtico flooring. Two wall light points.

BEDROOM ONE

12'1 x 9 (3.68m x 2.74m)

Dual aspect uPVC double glazed windows with fitted wooden shutter blinds. . Vaulted ceiling. Newly fitted carpet. Built in wardrobes. Recessed ceiling spotlights.

BEDROOM TWO

12'2 into wardrobe x 9'6 (3.71m into wardrobe x 2.90m)
Side aspect uPVC double glazed window with fitted

wooden shutter blind. . Fitted sliding door wardrobes. Access to loft storage space via retractable ladder. Recessed ceiling spotlights.

LUXURY SHOWER ROOM/W.C

Front aspect uPVC double glazed window. Re-fitted Burlington suite with Chalfont single draw unit with rolled top basin and Nickel mixer tap and Low level W.C. Walk in shower with Burlington Nickel shower head and separate hand attachment enclosed with fluted glass shower screen. Liquorice metro tiled surround. Natural stone tiled floor. Column radiator. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

FRONT GARDEN

Slope up to front entrance retained by low level wall and wrought iron railing's.

REAR GARDEN

South facing, 41ft wide x 31 feet deep. Paved patio and pathway and further patio area to the other side., laid to lawn enclosed by post & rail fencing. Three storage sheds. Outside hot & cold tap. Outside lights. Gate to rear leading to communal gardens and residents parking area

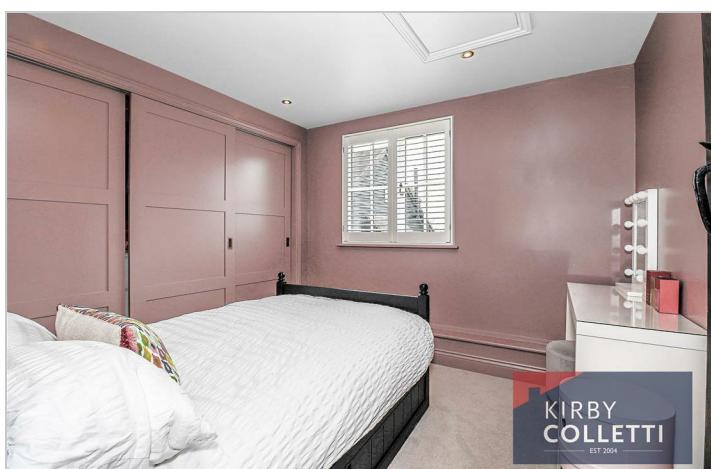
ALLOCATED PARKING

Allocated parking for two cars plus additional overspill parking for visitors.

AGENT NOTES

This property is owned by a Director of Kirby Colletti.

There is an annual service charge of £100 per month which covers maintenance of septic tank, communal gardens and lighting.



Road Map



Hybrid Map

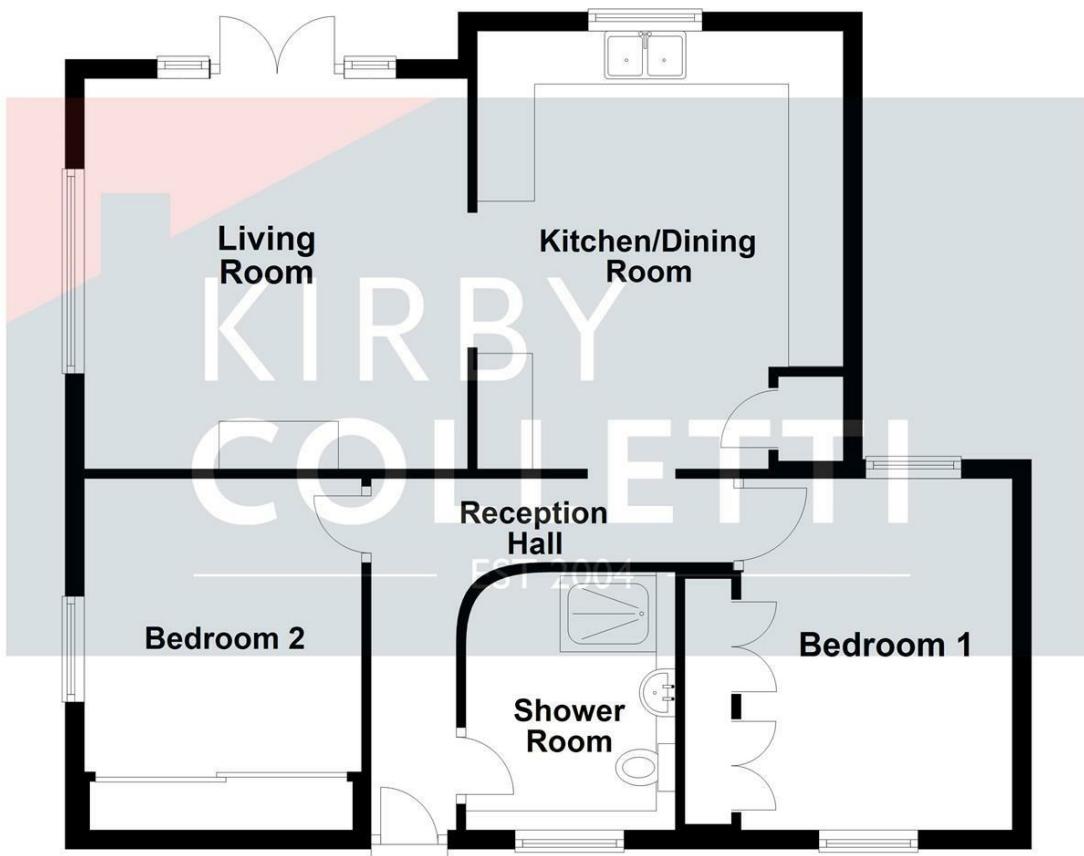


Terrain Map



Floor Plan

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus)	A		
(61-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			