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## Broad Oak Lane, Hertford

This immaculately presented assisted living bungalow sits in a pleasant corner position with a secluded and sunny garden area to the rear. **BROAD OAK OPEN DAY: THURSDAY 26TH MARCH 12PM UNTIL 4PM.** Come along for a tour of the Assisted Living bungalows and communal areas. Meet the team and ask any questions in a relaxed setting. Enjoy refreshments and a friendly welcome. Learn all about the services and availability.

**£410,000**

01992 87 85 80

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## Overall Description

Broad Oak Lane is a unique development of architect designed luxury assisted living houses, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. Each property has been architect designed, with use of French windows to bring the outdoors inside - they are light and well laid out. Number 24 is a bungalow in the "Eilerslie" design and has a light and spacious L shaped main living area which includes a modern, fully fitted kitchen which is open-plan into the sitting/dining room with French doors out onto the communal gardens in front. There is a master bedroom with en-suite fitted bathroom, a second bedroom/study with patio doors to a secluded terraced garden area and a separate modern shower room including second WC and basin with white, glass and chrome fittings. The property is in immaculate condition, fully re-decorated and with brand new high quality carpets throughout and new kitchen flooring. It is also fully double-glazed with gas-fired under-floor heating. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception, lounge with coffee area (coffee, cake and biscuits are available to residents and guests anytime during the day). The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing Home, which include nursing, housekeeping and catering - each individual can choose a home and care package that suits their current lifestyle with the flexibility to cater for future changes in circumstance. This property is vacant and is being sold with no chain. BROAD OAK OPEN DAY: THURSDAY 26TH MARCH 12PM UNTIL 4PM. Come along for a tour of the Assisted Living bungalows and communal areas. Meet the team and ask any questions in a relaxed setting. Enjoy refreshments and a friendly welcome. Learn all about the services and availability.

## Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian 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, banks, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

## Accommodation

A path leads along a cloistered walk-way to the front door into the:

### Living/Dining Room/Kitchen 27' x 13' widest (8.23m x 3.96m widest)

Two sky-lights and French doors to front. This light and airy living space is open-plan but subdivided into a spacious living/dining area with French doors out the the communal garden and kitchen area with modern fully fitted kitchen including stainless steel sink, work-tops, electric cooker with extractor fan and new hob, fridge/freezer, dishwasher and Miele washing machine. New kitchen flooring. Cupboard housing gas central-heating boiler. TV aerial point. Telephone point. Emergency call buttons with lanyard.

### Inner Hallway 7'4 x 3'1 (2.24m x 0.94m)

Leading from the main living area to the bedrooms and shower room. Loft hatch.

### Bedroom One 15'6 x 9'6 (4.72m x 2.90m)

Window to rear. Fitted wardrobe units (one double and one single). TV aerial point. Telephone point.

### En-Suite Bathroom

Panel bath. Low-level wc. Wash-hand basin. Non-slip flooring. Emergency pull-chord.

### Bedroom Two/Reception 11'1 x 10'6 (3.38m x 3.20m)

French doors to the patio. TV aerial point. Telephone point.

### Shower-Room 7'4 x 6' (2.24m x 1.83m)

Fitted shower cubicle with glass shower screen. Low-level wc. Wash-hand basin. New non-slip flooring. Emergency pull-chord.

## Outside

To the rear of the property is a secluded and sunny private garden with patio, lawn and flower bed.

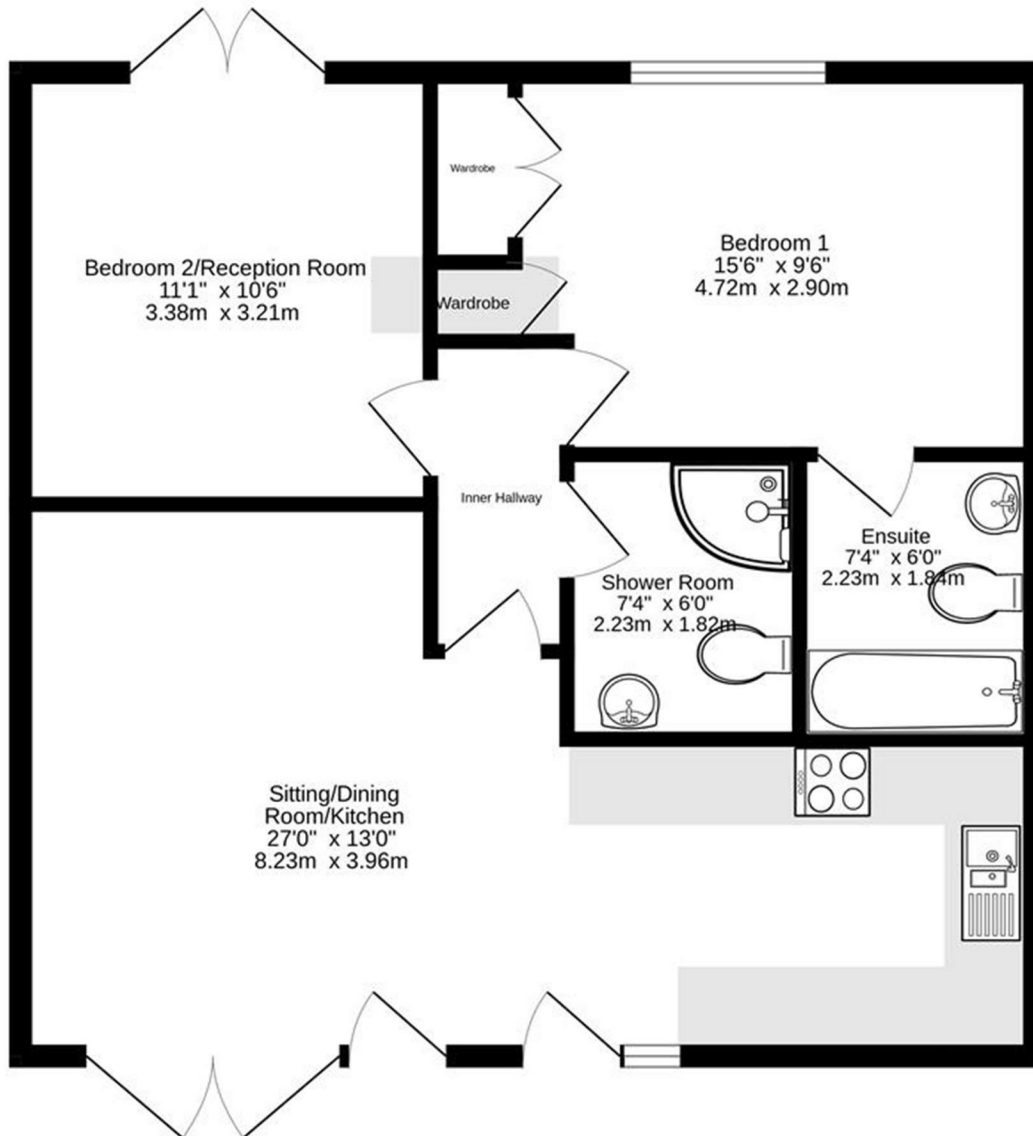
## Services and Other Information

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Mains water, electricity and gas. Gas under-floor central-heating (boiler recently serviced). Private drainage. Double-glazed windows. New quality carpets throughout. Newly re-decorated. TV (Sky & terrestrial) and telephone points.

Ground Floor  
658 sq.ft. (61.1 sq.m.) approx.




Ellerslie Design - 24 Broad Oak Manor

TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>88</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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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