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The beautifully simple new way to sell your home









# Broad Oak Lane, Hertford

A modern and well-presented assisted living bungalow with a pleasant aspect overlooking gardens and with a private terrace to the rear. No chain.

**£385,000**

01992 87 85 80

## Overall Description
Broad Oak Manor is a unique development of luxury assisted living homes in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. This property, number 8, is the "Avalon" design and has a good-sized living room opening into the fully fitted kitchen. There are two bedrooms, each with French Doors out to the enclosed rear terrace, a bathroom and a separate cloakroom. The living accommodation is open plan allowing plenty of space to fit in larger furniture (which people have often collected over the years). The kitchen includes an electric hob and oven, space for fridge and space for a washer/dryer. The property benefits from modern under-floor heating and argon filled double-glazing. The shower-room in the bungalow is designed with non-slip wet floors and a high quality Novellini glass shower screen. 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 and lounge, (coffee and cake 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 is located directly next door). These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. We have OPEN DAYS booked to come and see what living at Broad Oak Manor is like and to have a look around some properties - 11am to 3pm on Saturday 24th October and Friday 20th November. Please call to book a place - or if you prefer, just pop by on the day and come to the barn reception where we will sort you out a coffee and someone to show you around.

## 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, 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
From the courtyard car-park a glazed front door leads into the:

### Kitchen 12'7 x 7'11 (3.84m x 2.41m)
Kitchen units with roll-top work surfaces and one and a half unit stainless steel sink. Electric oven and hob. Stainless steel extractor hood. Space for fridge and washer-drier. Two sky-lights. Wood-effect laminate floor. Boiler cupboard. Open plan into:

### Open Plan Sitting/Dining Room 14'11 x 12'11 (4.55m x 3.94m)
French doors and window to front. Wall and ceiling lights. TV and aerial point. Central heating thermostat. Smoke detector.

### Inner Hall 8' x 3'6 (2.44m x 1.07m)
Access to Bedrooms, Cloakroom and Shower Room. Loft hatch.

### Bedroom One 11'10 x 10'8 (3.61m x 3.25m)
French doors to rear. TV aerial point. Telephone point. Fitted wardrobe.

### Shower Room 7'4 x 6'8 (2.24m x 2.03m)
Fitted shower cubicle. Low-level WC. Wash-hand basin. Electric towel rail. Emergency pull cord. Half-tiled walls. Spotlights. Extractor fan. Non-slip floor.

### Bedroom Two 11'9 x 9'3 (3.58m x 2.82m)
French doors to rear. TV aerial point.

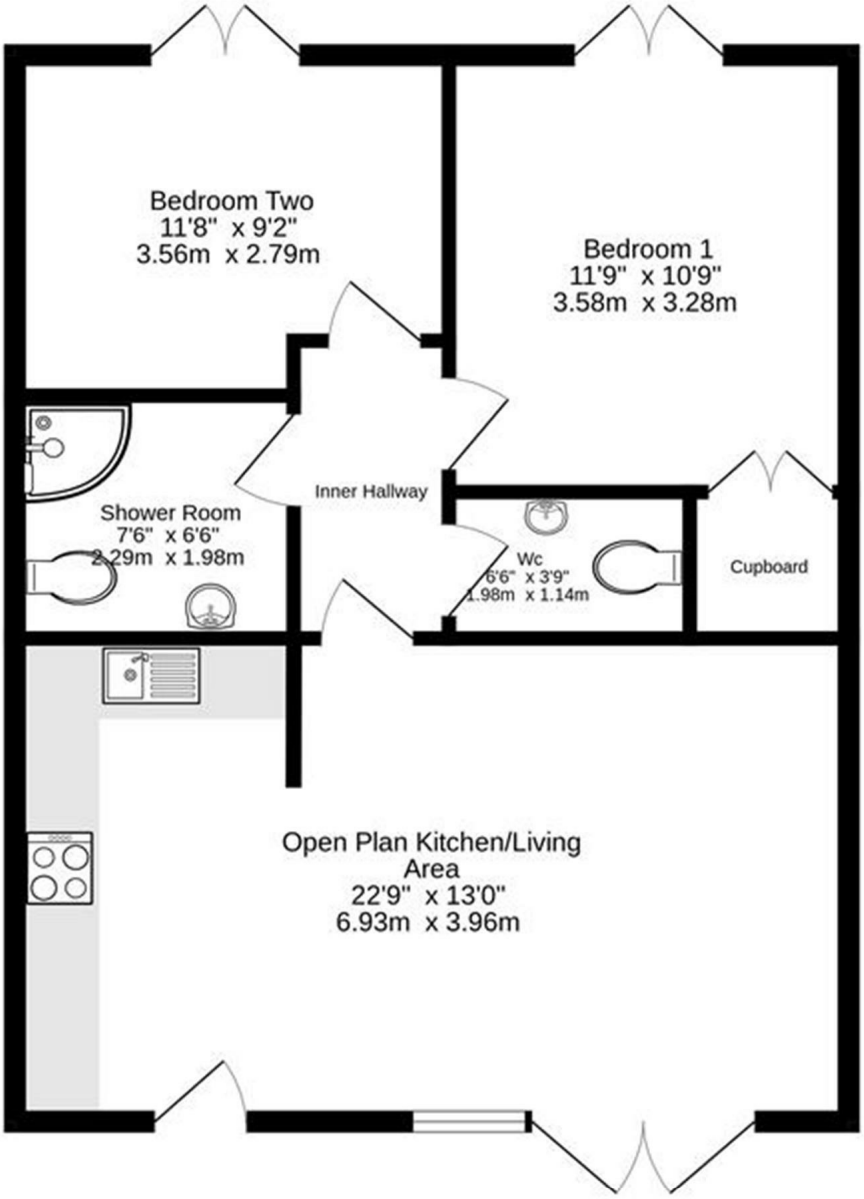
### Cloakroom 6'8 x 3'8 (2.03m x 1.12m)
Low-level WC. Wash-hand basin. Wood-effect floor. Extractor.

## Outside
To the rear of the property is an area of wooden decking with space for table and chairs.

## Services and Other Information
Mains water, gas and electricity. Gas-fired under-floor heating. Private drinage. Double glazed windows. Water rates included in Service Charge. Council Tax Band E.

## About BigBlackHen.com
Beautiful stylish presentation, innovative marketing online and in local newspapers, client-friendly contracts, good old-fashioned personal service - all for a simple, straightforward and low fixed fee that should save you money. Plus if you buy at Broad Oak Manor we will take 10% off our already low fees. For more information, or to arrange a free no obligation valuation, just call Nigel or Bobbie on 01992 878580.

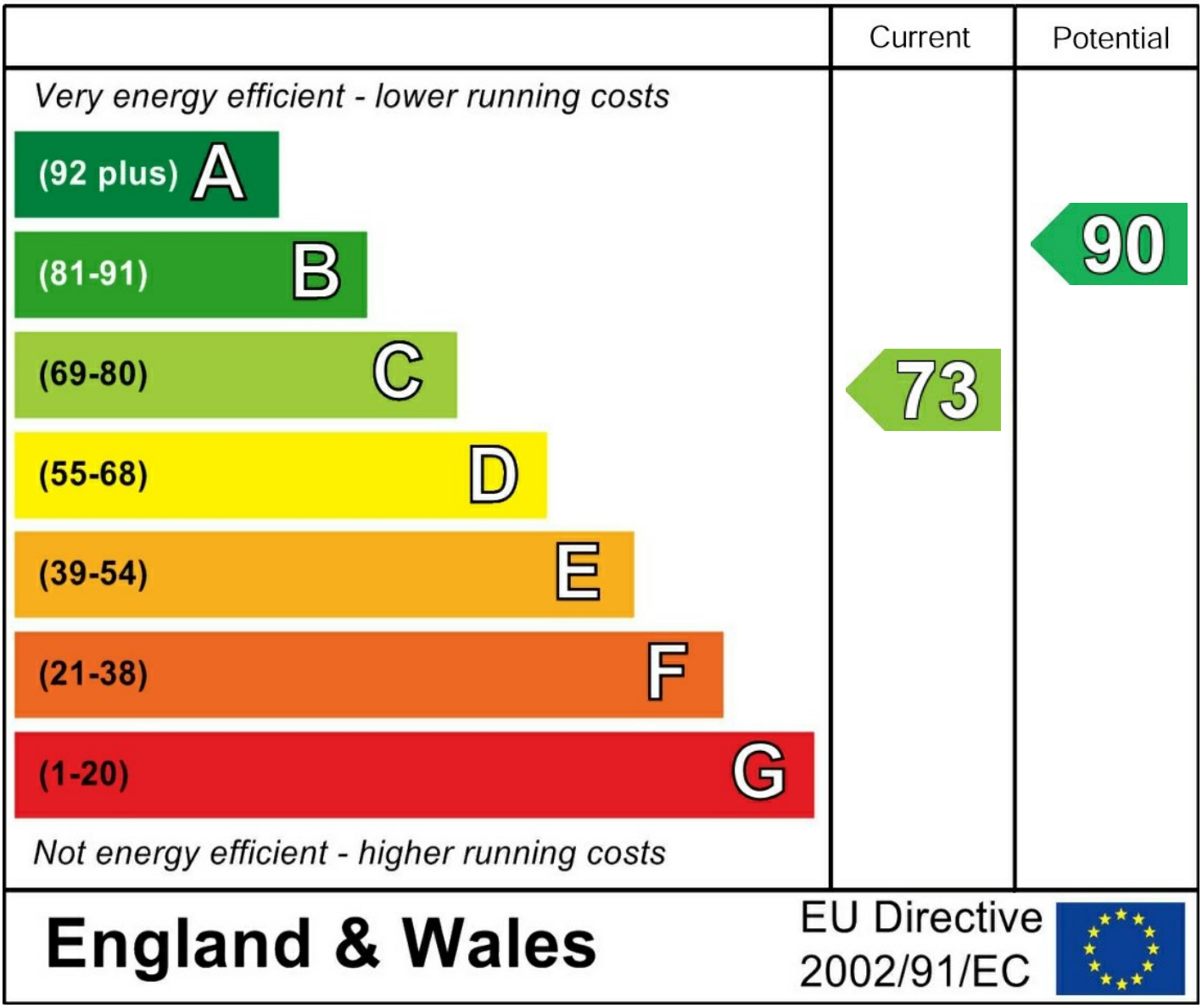
## Ground Floor




8 Broad Oak Lane
Avalon Design

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




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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