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The beautifully simple new way to sell your home



Barley Croft, Hertford

A substantial family home with TWO-STOREY REAR EXTENSION, sunny garden, garage and driveway close to excellent schools and other amenities. No Chain.

£530,000

01992 87 85 80



Overall Description

This semi-detached property sits in a quiet residential location on the edge of Bengeo and has been in the same ownership for over 30 years. The current owners have made significant improvements over the years including adding a two-storey extension to the house to make the sitting room and two principal bedrooms larger. The property has double-glazed windows, gas central-heating and is in good decorative order yet still offers scope for buyers to create a family home to suit their needs and tastes. There is a pleasant back garden with raised patio and a low-maintenance front garden with driveway and garage. This property is being sold with no onward chain.

Location

This pleasant family home sits in a quiet location in Bengeo, the ever popular area on the edge of Hertford, just a short walk from the village shop and close to a good range of local amenities including the Co-Op mini supermarket, local pubs, and the highly regarded Bengeo Primary School and Duncombe School. It is also fifteen to twenty minutes walk from both Hertford North and Hertford East railway stations with their regular services to London. Hertford has a very good range of local facilities such as shops, restaurants, and supermarkets, as you would expect from a county town, yet is also an attractive and very pleasant place to live, which (along with its excellent transport links) is why it is so popular with young professional families and commuters. The town is surrounded by some very beautiful countryside, right on your doorstep, and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts. All in all it is an excellent location to bring up a family.

Accommodation

From the driveway the glazed front door leads into the:

Front Porch 6'10 x 4'1 (2.08m x 1.24m)

Window to side. Radiator. Glazed door to:

Entrance Hall 17'4 x 5'10 (5.28m x 1.78m)

Stairs to first floor. Dado rail. Cloaks cupboard.

Downstairs Cloakroom 5'1 x 2'8 (1.55m x 0.81m)

Low-level WC. Wash-hand basin. Tiled floor. Extractor fan.

Kitchen/Dining Room 18'2 x 9'2 (5.54m x 2.79m)

Window to front. Good range of kitchen units with work-tops and stainless-steel sink unit. Space for electric oven/hob with extractor above. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Dining area with space for table and chairs. Tiled floor. Dado rail. Spotlights. TV aerial point. Radiator.

Sitting Room 17'11 x 15'9 (5.46m x 4.80m)

Window to side and sliding doors to rear. Fireplace with wooden mantel, marble surround and coal-effect electric fire. Dado rail. TV aerial point. Radiator.

First Floor

From the hall stairs lead up to the landing. Deep walk-in storage cupboard with shelving. Airing cupboard with factory-lagged hot water cylinder and wooden-slatted shelving. Loft hatch (Loft is part-boarded with ladder and light).

Bedroom One 19'11 x 8'10 (6.07m x 2.69m)

Window to rear. Built-in wardrobe with clothes rails and shelving. TV aerial point. Radiator.

Bedroom Two 11'7 x 8'7 (3.53m x 2.62m)

Window to front. Built-in wardrobe with clothes rail and shelving. Radiator.

Bedroom Three 16'9 x 6'9 (5.11m x 2.06m)

Window to rear. Radiator.

Shower Room 6'9 x 5'9

Frosted window to front. Fitted shower cubicle. Low-level WC. Wash-hand basin. Radiator.

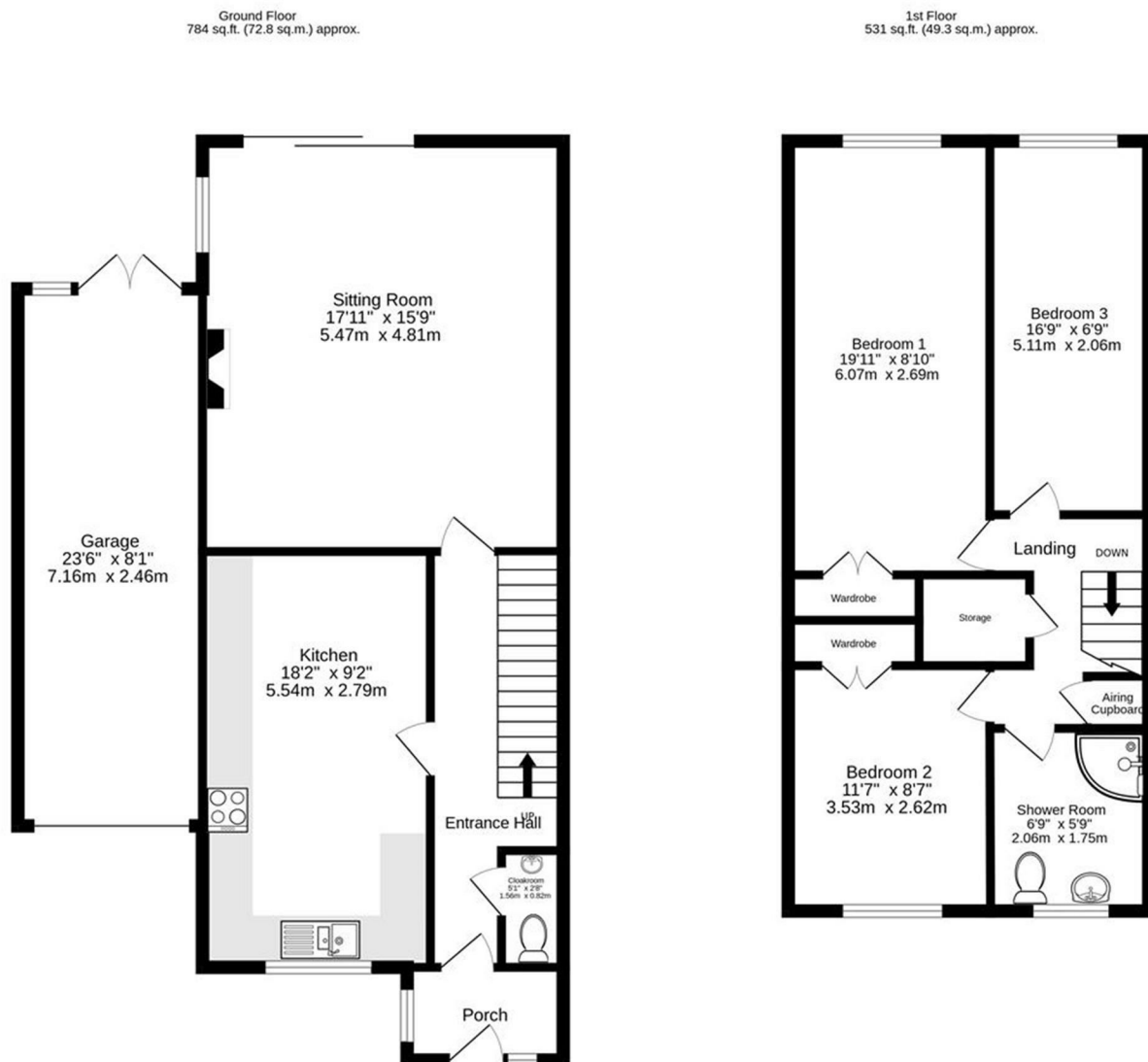


Outside

The house has a low maintenance front garden with a private driveway leading to the GARAGE: 23'6" x 8'1" with garage door to front, electric light/power, under-eaves storage, space for a tumble drier and two fridge/freezers and French doors to the garden. The back garden has a raised patio with a retractable sun shade above, a central area of lawn, flowerbeds and fencing for privacy. GARDEN SHED.

Services and Other Information

Mains water, drainage, gas, and electricity. Gas central-heating. Double-glazed windows. Council Tax Band: D.




TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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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