

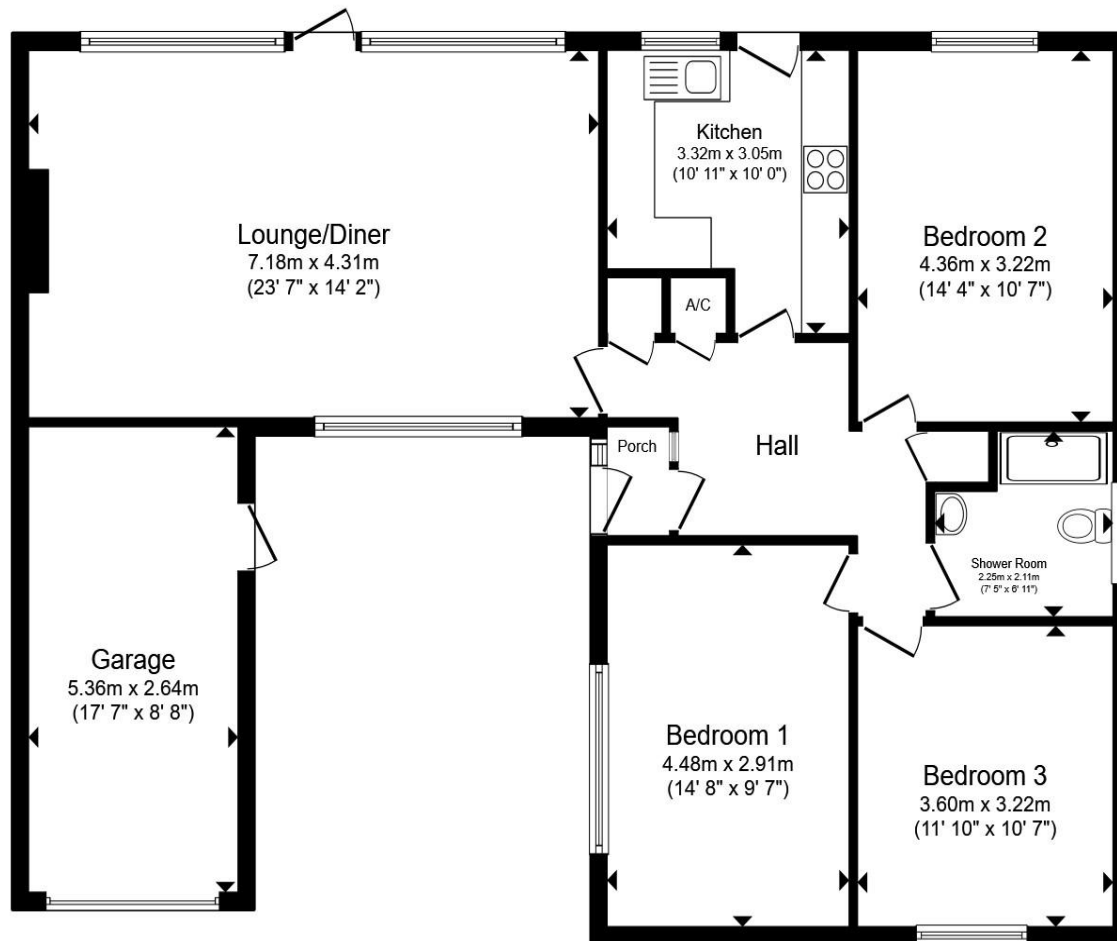


Postwood Green, Hertford , Hertford, SG13 7QJ

welcome to Postwood Green, Hertford Heath Hertford

William h Brown are delighted to offer for sale this rarely available Three-bedroom semi-detached bungalow facing the private green in a quiet cul-de-sac location within the extremely sought after village of Hertford Heath. An internal viewing is highly recommended. This great size family home boasts modern features throughout including an entrance porch, entrance hallway with airing cupboard and a storage cupboard. The spacious 23'6 lounge/dining room boasts an ornamental gas fire, 'Parquet wood flooring' (under the carpet) and has beautiful views and access onto the unoverlooked rear garden. The re-fitted kitchen/breakfast room offers a breakfast bar and integrated appliances with a door leading to the rear garden. The shower room has completely been re-fitted and fully tiled to compliment a luxury three-piece suite with walk-in shower cubicle. All three bedrooms are doubles with plenty of space for bedroom furniture. Externally, this property has an unoverlooked, landscaped SOUTH FACING rear garden.





Total floor area 111.5 m² (1,200 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



-Accommodation Overview-

About Postwood Green:

Entrance Porch

Entrance Hall

Lounge / Diner

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Garage

-Exterior-

Rear Garden

Driveway & Garage

Agent Note:

Please note there is a management charge of approx £60 per household, per annum for maintenance of the green which is payable by all 28 residents.

There is also original 'Parquet Flooring' in the entrance hall, lounge/dining room and all bedrooms.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Postwood Green, Hertford Heath Hertford

- SEMI-DETACHED BUNGALOW FACING A PRIVATE GREEN
- ENTRANCE PORCH & ENTRANCE HALL
- 23'6 LOUNGE/DINING ROOM
- RE-FITTED LUXURY SHOWER ROOM
- RE-FITTED KITCHEN/BREAKFAST ROOM

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108451



Property Ref:
HFD108451 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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