

**5 Highfield Farm Mangrove Lane
Hertford, Hertfordshire SG13 8QJ
£1,500**





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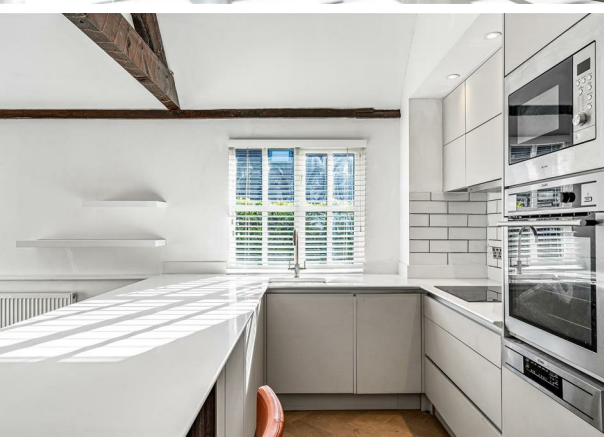
A beautiful two-bedroom mews style property forming part of this beautiful development, surrounded by open countryside.

The property consists of tremendous character with farmhouse style doors and metal latches throughout. Private communal grounds with views over rolling countryside, allocated parking for two cars directly backing onto the communal grounds. A front paved seating area towards the front of the property for outside enjoyment.

Enter via the entrance hallway, a large open plan square lounge and very modern kitchen with a range of base and eye level units with integrated appliances with a centre island. Not to mention the vaulted ceilings, wooden flooring and French doors leading to the outside area.

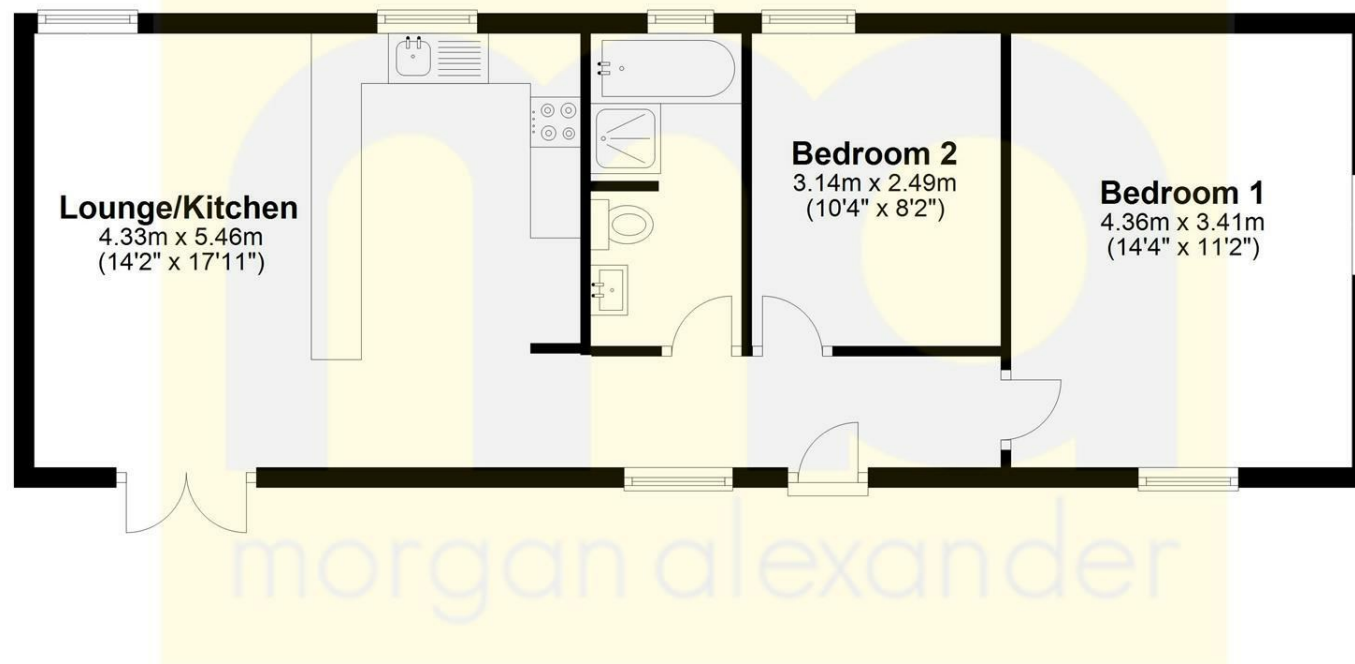
There is a nicely finished modern bathroom with front aspect window, a single bedroom with rear aspect windows and above storage space. The main bedroom is a very spacious doubled with fitted wardrobes.





Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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