



| 16 Clementsbury | Brickendon | SG13 8FG

Price guide £600,000

CHAIN FREE - An exclusive gated development of high quality stable conversions for this two double bedroom character home within easy drive of local rail stations in to London and 4 minutes from the highly regarded Brickendon Grange golf club. Set within this secluded rural mews location just two miles from Hertford town centre the property offers a large entrance hall, fully fitted and high quality 19' kitchen/diner with a range of integrated appliances, 19' living room accessing on to the private walled garden to the rear. With both first floor family bathroom and downstairs cloakroom with a superb first floor balcony/study area providing a useful home office space and the additional benefit of both garage en-bloc plus space to front and ample visitors parking.

Front door into:

Entrance Hall:

Radiator, tiled flooring, recessed spot lights, stairs to first floor with cupboard under, recessed cupboard, double doors to living room and doors to:

Cloakroom:

Recessed spot lights, tiled flooring and walls to half height, low level WC and wall mounted wash hand basin.

Kitchen/Diner:

19'9 x 10'11 (6.02m x 3.33m) Opaque window to front and triple sky lights, recessed spot lights, radiator, tiled flooring, fitted with an extensive range of base and wall units with contrasting granite work surfaces over incorporating inset stainless steel sink unit with mixer tap, built in stainless steel double oven with separate stainless steel gas hob and filter hood over, integrated dishwasher, fridge freezer and washing machine.

Living Room:

19'9 x 12'11 (6.02m x 3.94m) Window to side and French doors into rear garden, television and two radiators.



First Floor Landing:

Access to loft space, recessed spot lights, airing cupboard housing boiler and hot water cylinder, opening to the study/balcony area and doors to:

Study/Balcony:

10'2 x 5'9 (3.10m x 1.75m) Offering a superb mezzanine office space.



Bedroom 1:

17'10 x 9'9 (5.44m x 2.97m) Feature opaque port hole window to front and skylight window to side, recessed spot lights and radiator.

Bedroom 2:

13'2 x 9'11 (4.01m x 3.02m) Skylight window to side, radiator and recessed spot lights.

Bathroom:

Extractor, recessed spot lights, tiled flooring and walls to half height, radiator, shaver point, pedestal wash hand basin with mixer tap, low level WC, panel enclosed bath with mixer tap and wall mounted shower attachment with glass screen.

Rear Garden:

Private walled garden to rear laid to lawn with paved patio and planted borders. Outside tap and pedestrian gated access to rear.

Garage En-Bloc & Parking:

Single garage arranged en-bloc with light connected and additional large storage cupboard to rear. With an allocated parking space to the front of the garage plus ample visitors parking spaces also available on the development.

Grounds:

Surrounded by stunning grounds extending to 14 acres around the development with access to open fields and beyond. Making it an ideal environment for all those looking for a peaceful rural setting yet within easy access to all the local amenities of the surrounding towns.

Tenure:

Freehold

Service Charge - £1,600 per annum to include maintenance of the grounds and gardening.



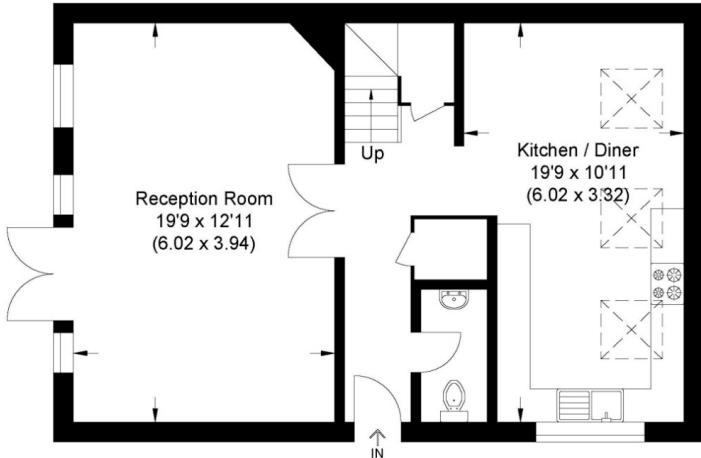
Agents Note:

The development has a private septic tank that is maintained as part of the service charge.

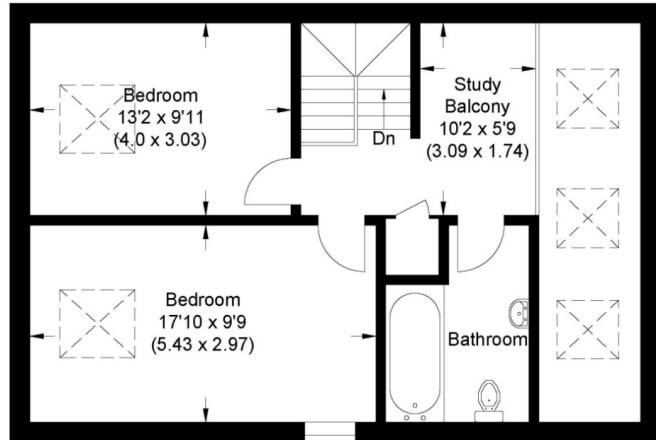
The development is powered via LPG gas tanks which feed directly to each property via an individual meter.



Approximate Gross Internal Area
110.89 sq m / 1193.61 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Shepherds
Riverside House
6 Mill Bridge
Hertford
Hertfordshire
SG14 1PY

Tel: 01992 551955

Email: enquiries@shepherdsofhertford.co.uk

To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk