



Oak Tree Close, Hertford Heath, SG13 7RG |  
£265,000 | Leasehold

## Oak Tree Close, Hertford Heath, SG13 7RG

This attractive first floor one-bedroom maisonette with a spacious private garden is now available for sale. Situated in the peaceful and desirable area of Hertford Heath, this well-maintained property is just a short stroll away from picturesque woodlands, offering a perfect blend of tranquility and convenience. The property boasts a good-sized garden located at the front of the property, accessible via a secluded footpath. Upon entering the property, a staircase leads to a landing area which provides access to a beautifully appointed bathroom, a bright and open lounge, and a modern kitchen. The

### Key features

- First floor one-bedroom maisonette with 100 year lease
- Well-maintained throughout
- Minutes walk from woodlands
- Gas central heating
- Spacious private garden
- Quiet corner of Hertford Heath
- Built-in wardrobe and good storage space
- UPVC double glazed windows

### Property Information

Tenure - Leasehold

Council Tax

EPC Rating C

Local Authority - East Hertfordshire Council

Lease Length

Service Charge & Ground Rent £175 pa and £40 pa



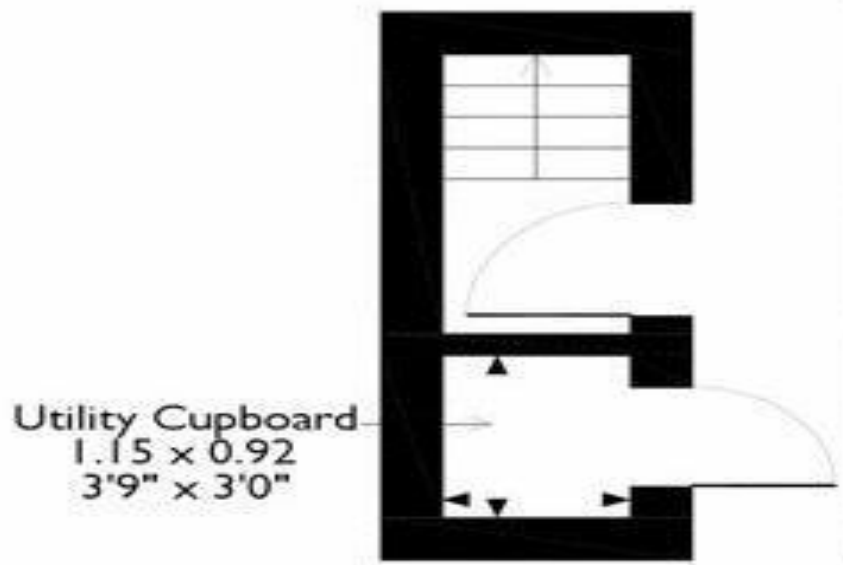
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**Ground Floor**



**First Floor**



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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.