



Noahs Court Gardens, Hertford, SG13 8FD

Welcome to

Noah's Court Gardens, Hertford

A rarely available and beautifully presented four double bedroom family home offers generous living space across three floors. Situated just 100 yards from the Ofsted-rated Outstanding Simon Balle All-Through School (nursery, primary, and secondary), this property is perfect for families seeking both luxury and convenience.



Schooling:

This property is ideally situated for Simon Balle Nursery, Primary & Secondary All-Through School which received an 'Outstanding' Ofsted rating in 2018 and again in 2024.

What is an 'all-through' school?

It is a school which will have a proportion of its places available for primary aged children. Those children will automatically carry through to the end of their secondary schooling at the school (unless they choose not to).

Why an 'all-through' school?

There are real advantages in terms of planning throughout all key stages of the curriculum and the ease of transition between primary and secondary schools.

Simon Balle All-Through School continues to be an outstanding school:
<https://cdn.realsmart.co.uk/simonballe/uploads/2024/07/11155753/10295063-Simon-Balle-All-Through-School-140294-final-pdf.pdf>

-Accommodation Overview-

-Ground Floor-

Entrance Via:

Double glazed door leading into entrance hall.

Entrance Hall:

Stairs to first floor and lower ground floor, double glazed window to side aspect, radiator

Cloakroom:

Pedestal wash hand basin with mixer tap over, low level WC, tiled floor, radiator, partly tiled walls, double glazed window to rear aspect.

Office /Bedroom Four:

11' 7" x 10' 9" (3.53m x 3.28m)

Double glazed doors to Juliette balcony to rear garden, oak flooring, radiator, feature fireplace.

Bedroom Three:

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to front aspect, radiator.

-Lower Ground Floor-

Understairs seating/ reading area, oak flooring, radiator.

Kitchen:

12' 2" x 10' 9" (3.71m x 3.28m)

Fitted wall and floor units with work surface over, breakfast bar, sink unit with mixer tap over, gas hob unit with extractor canopy over, built-in stainless-steel oven and grill, integrated washing machine, integrated dishwasher, tiled floor, space for American fridge freezer, spot lighting. Double glazed French doors to courtyard garden to front.

Breakfast Room:

16' 5" x 10' 9" (5.00m x 3.28m)

Double glazed French doors to front aspect, oak flooring.

Lounge:

11' 6" x 13' 4" (3.51m x 4.06m)

Double glazed window to rear aspect, door leading to en-suite shower room, carpet, radiator.

Shower Room:

Single walk in shower, wash hand basin, low level WC, tiled flooring, storage cupboard, radiator.

-Top Floor-

Storage cupboard, roof light.

Bedroom One:

17' 2" x 9' 5" (5.23m x 2.87m)

Double glazed window to front aspect, loft hatch, carpet, Velux window to rear, radiator. Door to en-suite.

En-Suite Shower Room:

Fully shower cubicle, pedestal wash hand basin with mixer tap over, low level WC, partly tiled walls, skylight, tiled floor, radiator.

Bedroom Two:

17' 2" x 9' (5.23m x 2.74m)

Double glazed window to front aspect, Velux to rear, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with mixer tap over, pedestal wash hand basin with mixer tap over, low level WC, partly tiled walls, radiator, tiled floor.

-Exterior-

Rear Garden:

Landscaped rear garden with large, decked terrace, generous lawn laid with artificial lawn, planted borders, high quality sunken trampoline, time built storage shed.

Front Garden:

Courtyard style garden.

Driveway:

Blocked paved driveway - Off street parking to front of property and unallocated visitor parking.

Integrated Garage:

Integrated single garage with electric up and over door plus additional off street parking for one vehicle.

Agent Note:

Please note this property is freehold and there is a maintenance charge of £1,300 per annum. This is for the communal areas and the upkeep of the electric gate.



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Welcome to

Noahs Court Gardens, Hertford

- An Exclusive Private Gated Development
- Moments From Simon Balle All-Through School (Ofsted - Outstanding)
- Driveway & Garage - Secure Gated Development
- 8 Minute Walk To Hertford East Station (Direct Service London Liverpool Street) & 28 Minute Walk To Hertford North Station
- One Of Hertford's Most Desirable Locations

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£900,000



Lower Ground Floor



Ground Floor



Top Floor

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.localagent.com



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Property Ref:
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