



Florence Court North Road, Hertford, SG14 1NR

Welcome to Florence Court North Road, Hertford

This larger-than-average town house is beautifully presented and filled with natural light throughout. The property was painted throughout the whole house inside and out last year. The Ground Floor comprises of a welcoming entrance hall with guest cloakroom, stylish modern kitchen fitted with integrated appliances plus a Qooker boiling hot water tap and there is a bright and spacious rear living room with garden access. To the first floor there is an elegant formal dining room with separate bar area, perfect for entertaining, generous primary bedroom complete with en-suite shower room. The second floor has three further well-proportioned bedrooms and a contemporary family bathroom. The property has been tastefully redecorated throughout, creating a fresh and modern interior ready to move straight into. The outside has a landscaped low-maintenance private rear garden, offering a secluded retreat and two allocated Parking Spaces - one to the front & one in private gated development. Additional benefits include double glazing, gas central heating, and the security of a gated community. This is a truly exceptional opportunity to acquire a rarely available home in a prime Hertford location.



-Accommodation Overview-

Entrance Hall:

Ground Floor Cloakroom

Lounge

15' 6" x 15' 6" (4.72m x 4.72m)

Kitchen

11' 9" x 8' 6" (3.58m x 2.59m)

-First Floor Landing-

Bedroom One

15' 6" x 10' 9" (4.72m x 3.28m)

En-Suite Shower Room

Dining Room / Bedroom Five

8' x 7' (2.44m x 2.13m)

-Second Floor Landing-

Bedroom Two

13' 6" x 9' 11" (4.11m x 3.02m)

Bedroom Three

15' x 11' 6" (4.57m x 3.51m)

Bedroom Four

13' 2" x 8' 1" (4.01m x 2.46m)

Bathroom

-Exterior-

Rear Garden

Parking:

Two Allocated Parking Spaces - One To The Front & One in Private Gated Development.

Agent Note:

Please note there is a service charge of £549.39 per annum. Please ask agent for more details on this.



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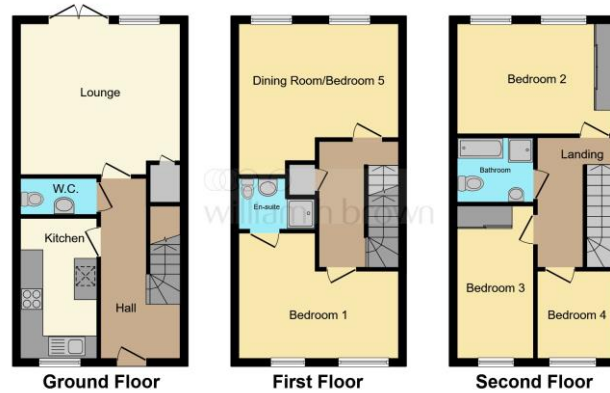
- Neo-Georgian Style Five-Bedroom Town House in Florence Court
- Under 5 Minute Walk To Hertford North Train Station
- Secluded & Gated Development & Prime Hertford Location
- Superb Selection Of Schools And Nurseries Nearby
- Located Within A Short Walk Of Hertford Town Centre shops, Bars And Restaurants
- Landscaped Rear Garden
- Two Allocated Parking Spaces - One To The Front & One in Private Gated Development

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

Guide Price

£750,000



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:
HFD107982 - 0002

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 **william h brown**



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk