



SIMPLY HOMES

Ashbourne Gardens

Hertford SG13 8BQ





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An expertly poised six-bedroom detached family home, set within this exclusive gated development on Hertford's premier southside. The property is located conveniently to both Hertford mainline stations and within the sought-after SG13 catchment area.

Upon entering you are met vast amounts of space and contemporary design features including two generous reception rooms, including a double aspect living room with French doors to the garden and measuring almost 30ft in length. The light and airy kitchen/diner offers a range of bespoke wall and base units including a central island with breakfast bar, modern integrated appliances, and a generous fitted utility room. The ground floor also features single garage with internal access and a downstairs cloakroom/WC.

To the first-floor landing, boasting four opulent double bedrooms, served by two en-suites and a four-piece family bathroom. The second floor offers another two considerably sized double bedrooms, with the larger of the two featuring its own en-suite and a large amount of built-in storage.

Externally, the rear garden caters for all outdoor dining and entertainment needs. The garden features an initial patio area, the rear being predominantly laid to lawn with mature shrubs, trees and a useful storage shed. A side gate provides access to a pathway leading around to the front of the property, where there is a lawned front garden and driveway with off street parking.

The Ashbourne Gardens development is situated in this highly regarded residential area of Hertford, within proximity to the exceptional local schooling and walking distance to both the town centre and rail stations (North/East). This exclusive gated development is set amidst exceptional communal garden areas with countryside walks nearby. Simon Balle all-through school is just on the other side of the road.







- Ashbourne Gardens -

- Ground Floor -

Entrance Hallway

Reception Room

28'6" x 12'3" (8.70m x 3.75m)

Living Room

13'9" x 13'11" (4.20m x 4.26m)

Kitchen/Diner

22'0" x 14'6" (6.72m x 4.43m)

Utility Room

Cloakroom/WC

Garage

20'6" x 9'10" (6.25m x 3.00m)

- First Floor -

Landing

Bedroom One

21'4" x 12'3" (6.51m x 3.75m)

En-suite

Bedroom Two

13'8" x 10'8" (4.17m x 3.26m)

Bedroom Three

12'9" x 9'10" (3.91m x 3.02m)

Bedroom Four

14'7" x 9'8" (4.45m x 2.96m)

Family Bathroom

- Second Floor -

Landing

Bedroom Five

17'8" x 13'8" (5.40m x 4.17m)

En-suite

Bedroom Six

16'7" x 7'3" (5.07m x 2.23m)

- Exterior -

Front Garden

Driveway

Rear Garden



The bedroom features a large bed with a tufted headboard, dressed in a white duvet and gold pillows. The bed is positioned against a wall with floral wallpaper. To the left of the bed is a dark wood bedside table with a lamp. A patterned ottoman is placed at the foot of the bed. The room is carpeted and has a white ceiling with recessed lighting.

A window with blinds is located in the background, providing natural light. Below the window is a dark wood chest of drawers. To the right of the chest of drawers is a dark wood wardrobe. The wall to the right of the window is decorated with framed pictures.

The right wall is painted a light grey color and features a white radiator. A television is placed on top of the wardrobe. The room is well-lit and has a modern, clean aesthetic.



Approximate Gross Internal Area 3055 sq ft – 284 sq m

Ground Floor Area 1362 sq ft – 127 sq m

First Floor Area 1150 sq ft – 107 sq m

Second Floor Area 543 sq ft – 50 sq m



Ground Floor

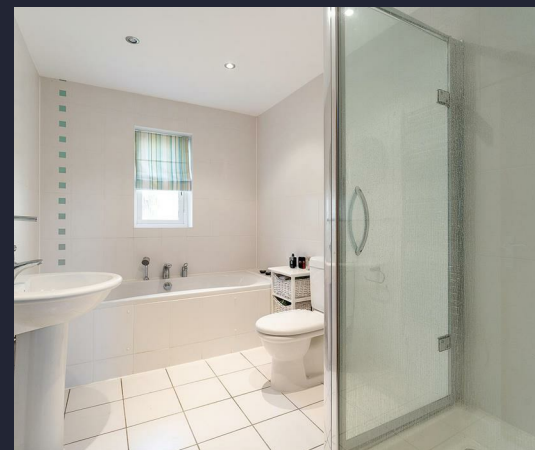


Second Floor



First Floor









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