



SIMPLY HOMES

**Thompson Way**

Hertford SG13 8FX

Price Guide £849,995





# Thompson Way

Hertford SG13 8FX

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

Enter the home via the entrance hallway, providing access to the front-aspect living room, kitchen/dining/family room, cloak room/WC and various storage cupboards. The continued quality continues into the kitchen/dining/family room and consists of a range of base/eye level units, Caesarstone quartz worktops, various integrated Bosch/Siemens appliances, Abode hot water tap, Caple wine cooler and bi-fold doors to the garden.

To the first-floor landing, comprising of the principal bedroom with luxurious en-suite and fitted wardrobes. Additionally, there are three further bedrooms, each are served by a stylish family bathroom.

Externally the property provides a spacious and West facing rear garden, tastefully landscaped, predominantly laid-to-lawn with raised bed and planters. An initial patio area is perfect for all your outdoor entertainment needs. The front of the property benefits from a low-maintenance garden and driveway with space for three cars. The home also offers a detached single garage and electric charging point.

Situated in the new Limsi Grove development, Mangrove Road within the sought-after SG13 area, this residence offers a prime location just a short walk to Hertford town centre. Hertford town offers a variety of amenities including bars, restaurants, and shops in the vicinity. Additionally, the property is conveniently located within walking distance of two mainline railway stations providing direct links to London Liverpool Street, Tottenham Hale, Moorgate, and Finsbury Park. The home is located within catchment to all the best local state schools including the Ofsted Outstanding Simon Balle through school and a short drive to the top private schools.







**- Ground Floor -**

**Entrance Hallway**

**Cloakroom/WC**

**Living Room** 17'3" x 9'6" (5.27m x 2.92m)

**Kitchen/Dining/Family Room** 23'3" x 18'2" (7.09m x 5.55m)

**- First Floor -**

**Landing**

**Bedroom One** 13'5" x 9'6" (4.09m x 2.92m)

**En-suite**

**Bedroom Two** 9'3" x 9'6" (2.82m x 2.92m)

**Bedroom Three** 9'9" x 8'3" (2.98m x 2.53m)

**Bedroom Four/Study** 6'11" x 8'10" (2.13m x 2.71m)

**Family Bathroom**

**- Exterior -**

**Front Garden**

**Driveway**

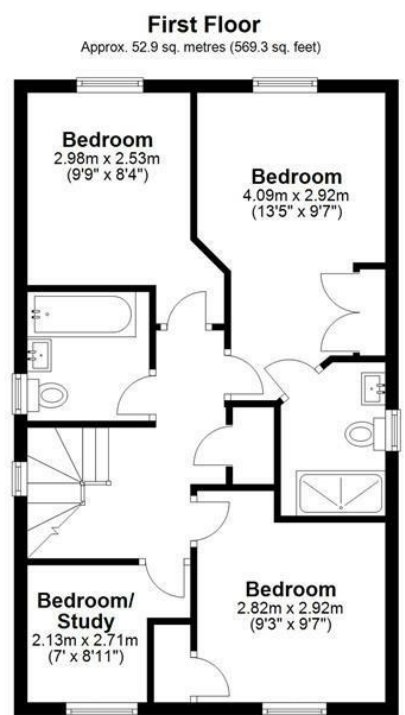
**Garage** 20'0" x 11'1" (6.11m x 3.38m)

**Rear Garden**









Total area: approx. 136.8 sq. metres (1472.2 sq. feet)







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