



SIMPLY HOMES

North Road

Hertford SG14 1NF



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Summary:

Simply Homes are delighted to bring to the market this fabulous four bedroom, three bathroom semi detached family home, centrally located within the county town of Hertford. This lovely property has been the subject of a recent comprehensive and painstaking refurbishment inside and out, completed with a wonderful attention to detail and intelligent, creative design that perfectly balances smart contemporary styling with the authentic original features found throughout the house. Being just a two minute stroll to Hertford North station, and only three minutes from the vibrant town centre, yet with off street parking for two cars and a large rear garden, cleverly landscaped to make the very most of the unusually large space available, makes this a rare opportunity indeed.

Accommodation:

The elegant front door is beset with a pretty stained glass window with matching glazed side panels and protected from the weather by being recessed into a decoratively arched porch. Inside is a lovely entrance hall, nicely lit by a window to the side, that offers a welcoming extended view along its panelled length, into the kitchen and right through into the garden beyond. A lovely solid wood staircase rises to the first floor, with a useful storage cupboard beneath, and beyond that is the conveniently placed guest cloakroom. To the right is the substantial lounge, enjoying abundant natural light through its superb bay window to the front. This is a large room at over eighteen feet in length, but feels even larger due to the stylish glazed bi-fold doors that connect it seamlessly to the kitchen/dining room, giving the valuable flexibility to open up the two spaces or bring a more intimate privacy by closing the two rooms off from each other. There is a great natural flow around this property, and installing these doors is a master stroke typical of the consideration and skilled design that is so clearly evident throughout. The room is beautifully decorated in a classic, timeless style, with decorative architraves, picture rails and a fabulous open fireplace framed by an ornate mantelpiece, complete with an exquisite inset oval mirror.

Moving through to the kitchen/dining room, one is immediately struck by the quality of the light flooding in. Two sets of triple panel glass folding doors link the kitchen and dining area out into the garden. The light from the large bay window at the front of the lounge travels unhindered through to the rear of the property, and a perfectly placed skylight set into the kitchen ceiling adds yet more illumination to this fabulous light, bright room. The working kitchen area is endowed with abundant storage by way of an array of wall and floor mounted cupboards, many of them full height. Integrated within the cupboards is a comprehensive collection of premium brand appliances, just as one would expect in a house of this quality. Providing additional storage, an inset hob and a useful wine cooler, as well as a neat delineation between the kitchen and dining room, is a lovely breakfast bar comfortably large enough to seat 5. Providing able support to the kitchen along with welcome additional practicality is the separate utility/laundry room. The remainder of the room is left open plan for you to layout and furnish in the way that best suits your family's needs. It is certainly large enough for a substantial dining table and other occasional furniture besides, and is a wonderful place for eating together as a family, as well as a brilliant entertainment space, linking the inside with the outside in fine style through the two sets of bi-fold doors.



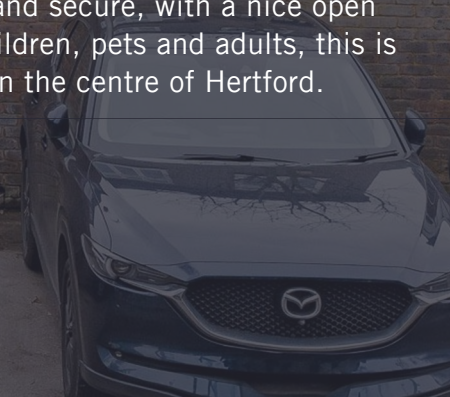




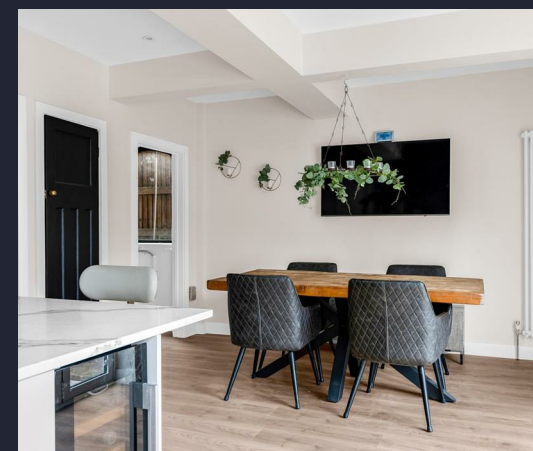
Upstairs, the hallway is nicely lit by a window over the stairwell and is elegantly decorated with panelling that flows up the stairs from the entrance hall below. There are two bathrooms, one of which features a lovely free standing bath and period style WC, whilst the other has a shower. Clever configuration of the doors means that one of the bathrooms can be used as an en suite but can also be readily accessed as a family bathroom, whilst still preserving full privacy for the adjacent bedroom; a neat and flexible facility for a busy family. Three of the four bedrooms are large doubles, with one of them benefiting from a walk through dressing area and full width fitted wardrobes.

Exterior:

Intelligent landscaping to the front has created off street parking for two cars, an unusual and valuable feature for a town centre house, and also provides for a nice lawn and plenty of raised beds suitable for planting to any extent you desire. Separate, secure gated access to the side of the house allows direct entry into the rear garden, which again makes great use of the natural topography to create separate spaces for the family. A deep patio runs the full width of the house, stylishly enclosed and sheltered, and linking as it does into the kitchen and dining room, is just perfect for those lazy weekends at home or for firing up the barbecue with friends. The next level up is a lawn with raised beds ready for plants and flowers, and at the end of this unusually large garden is a generous area complete with artificial turf that is just perfect for a children's play area. Being fully enclosed and secure, with a nice open aspect and plenty of space for children, pets and adults, this is just an ideal family garden in the centre of Hertford.

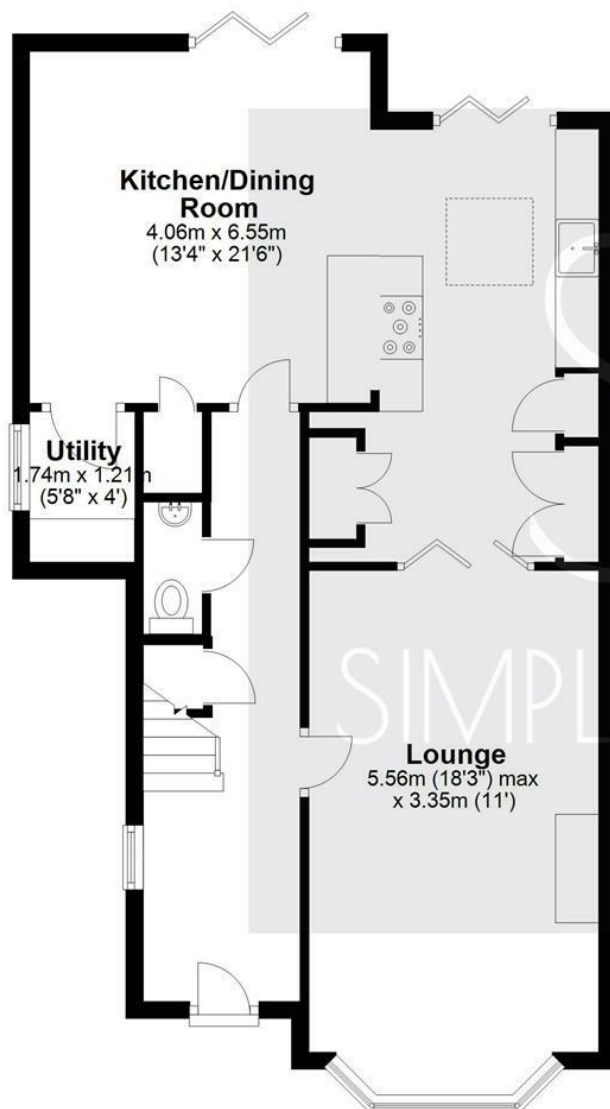






Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



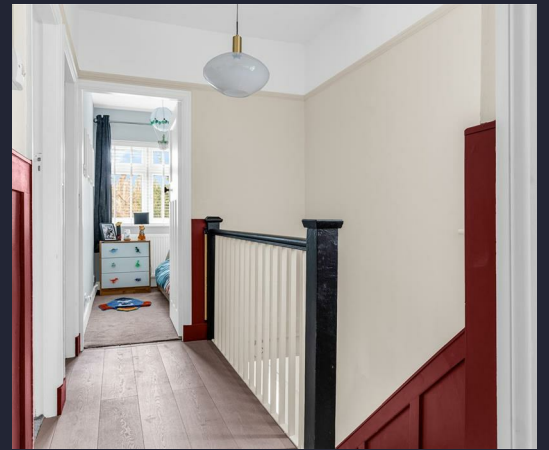
First Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 sq. feet)









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