



1, Noahs Court Gardens, Hertford
SG13 8FD
Guide Price £1,850,000



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1 Noahs Court Gardens, Hertford, Hertfordshire, SG13 8FD

4100 SQFT DETACHED HOUSE IN SOUTHSIDE OF HERTFORD - An outstanding 6 bedroom, 5 bathroom detached family home offering exceptionally spacious proportions throughout the 3 floors of accommodation, which total in excess of 4000 sqft. On the ground floor, the spacious entrance hall leads to a utility room, downstairs wc, along with a sitting room, play room and impressive 30ft family kitchen. On the first floor there is a 30ft living room, bedroom 6 and a large main bedroom with dressing room and en-suite bathroom. On the second floor, there are 4 good size bedrooms, a family bathroom and 2 en-suites. Externally, the gardens have been professionally landscaped, providing a number of entertaining and play spaces.

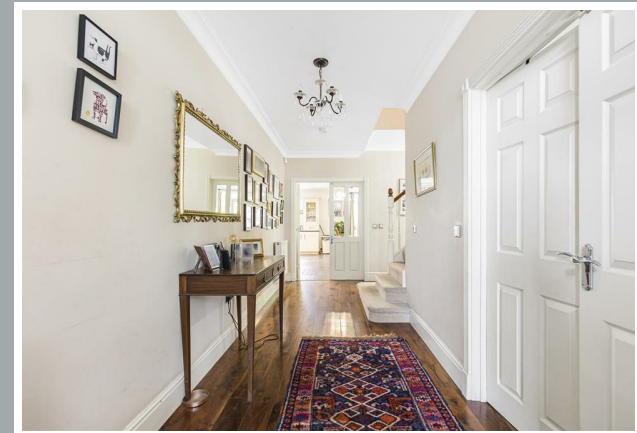
'Noahs Court Gardens' is set within this prestigious Gated Development just off Mangrove Road directly opposite the well reputed Simon Ball Primary/Secondary School. Located just a short walk from the highly desirable Hertford Town Centre & immediately accessible to Hertford North Station which provides a service into Kings Cross & Moorgate and Hertford East Station to London Liverpool Street.



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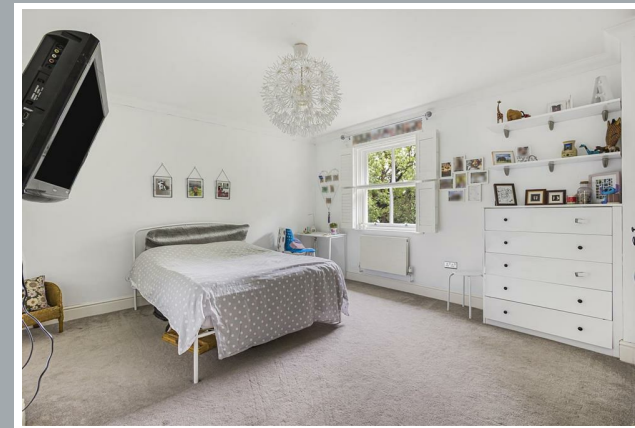




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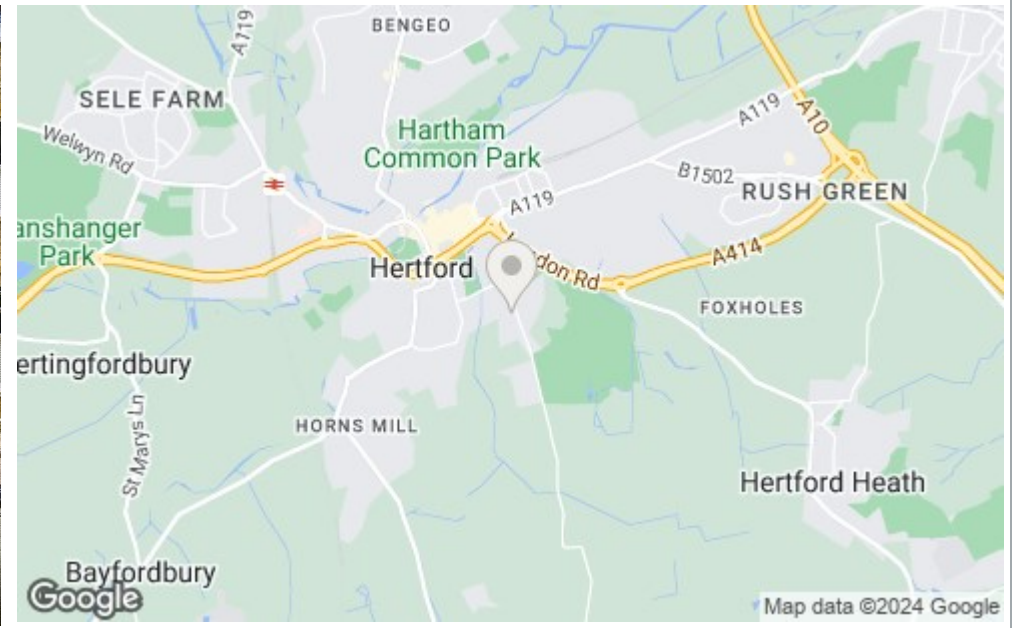


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Approximate Gross Internal Area 4112 sq ft – 382 sq m
 Ground Floor Area 1659 sq ft – 154 sq m
 First Floor Area 1341 sq ft – 125 sq m
 Second Floor Area 1112 sq ft – 103 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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