



2, Peacock Close, Hertford
SG13 8FT

Guide Price £1,150,000



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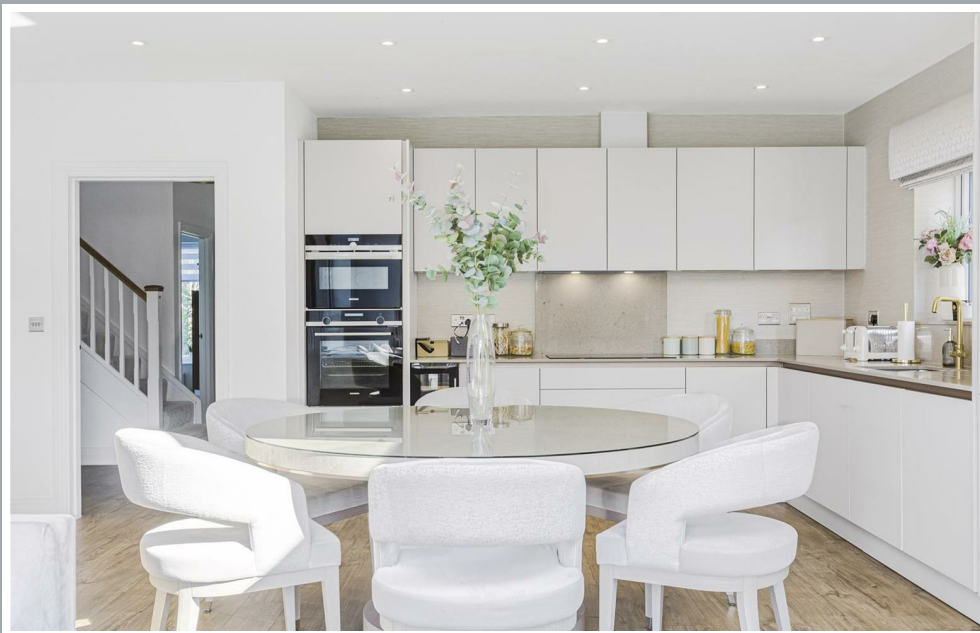
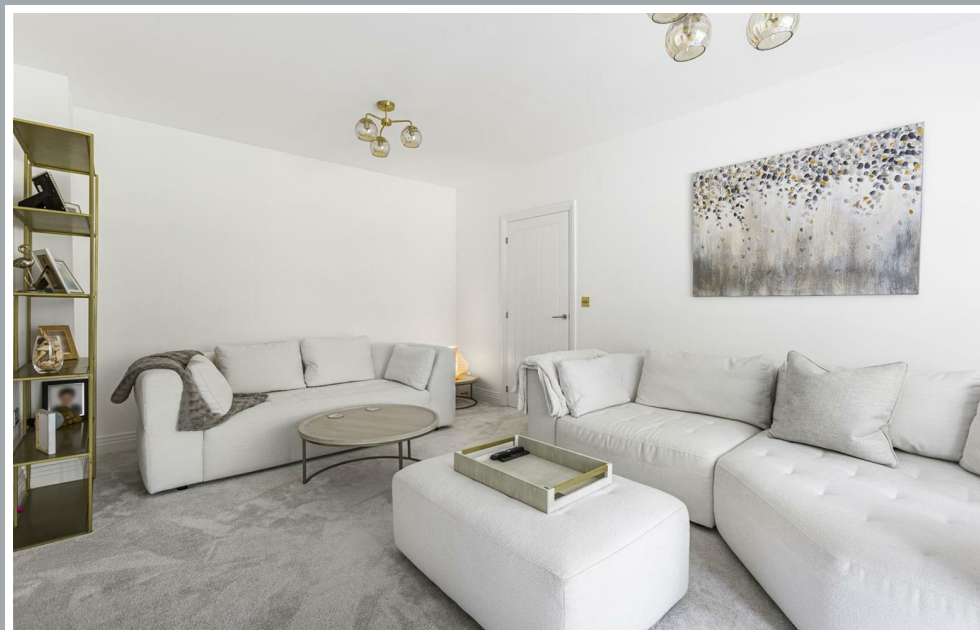
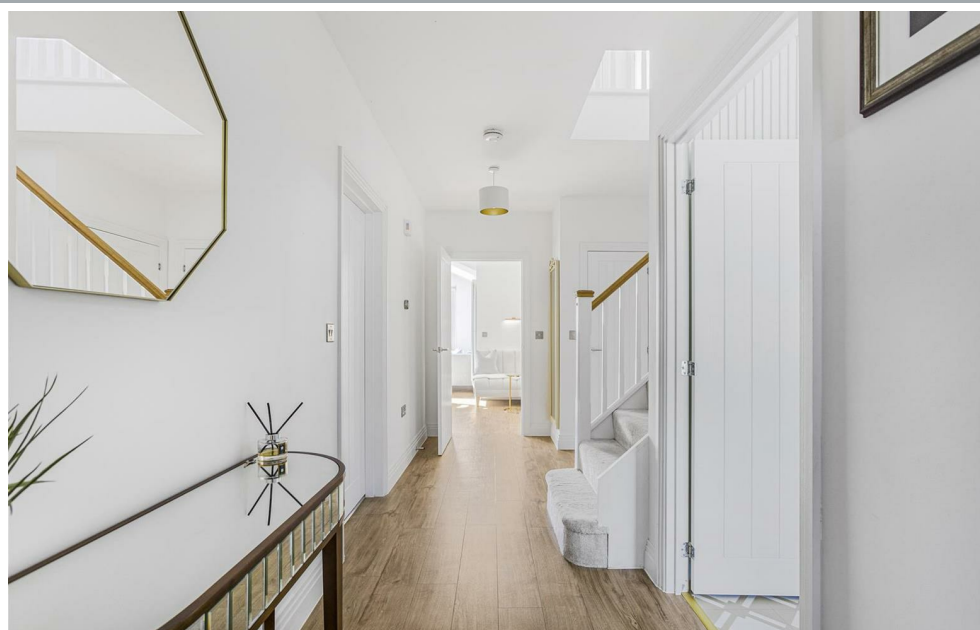
2 Peacock Close, Hertford, Hertfordshire, SG13 8FT

Built by CALA homes in 2022, Steven Oates are delighted to offer this four bedroom detached family home positioned at the front of the development and separate access, within close proximity to Hertford Town Centres multiple facilities. The house is arranged over two floors and comprises of a spacious hallway, study/play room, lounge, ground floor cloakroom, kitchen with fully fitted appliances to include a built in water softener, hot water tap, wine fridge and open to dining room leading direct to the garden and utility room. On the first floor, there are four double bedrooms, two of which have their own en-suites and family bathroom. Externally there is off street parking with electric vehicle charger, additional visitors parking, detached garage and mature sunny West facing rear garden. There is also planning permission granted for garden room with extended patio and pergola. Internal viewing highly recommended.

The Limsi Grove development is located on the highly sought after south side of Hertford offering convenient access to Hertford's favoured SG13 schooling including Simon Balle, Richard Hale and Abel Smith. Situated opposite Hertford's cricket club and a short walk from Balls Park which sits on 63 acres of land, perfect for a nice walk in open fields and countryside. Hertford town centre is also only 0.5 miles away and provides an excellent choice of shops, restaurants and coffee shops. Both Hertford North & East train stations are closeby providing a choice of fast services to London.



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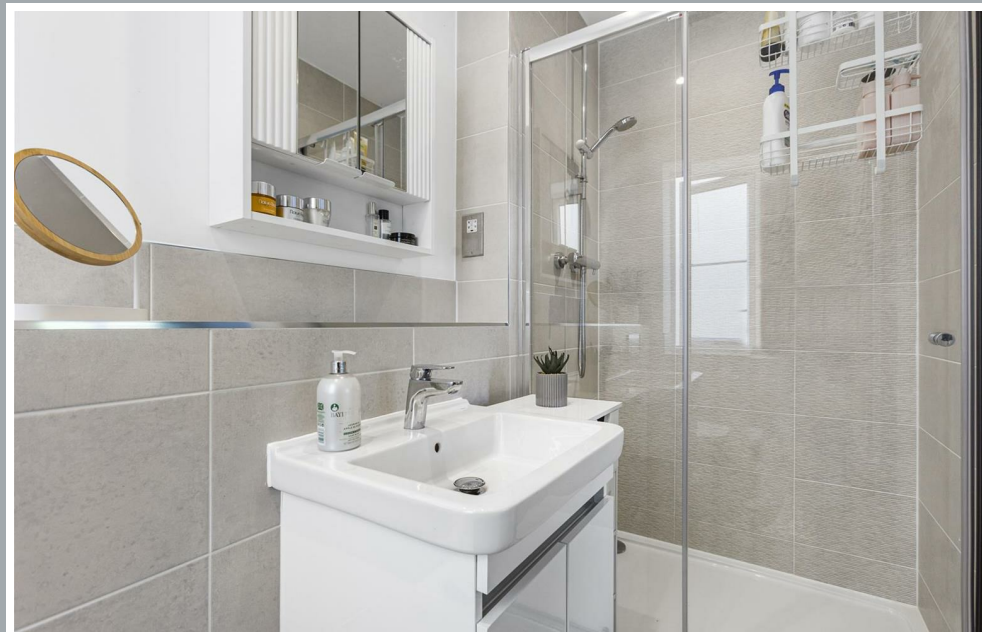
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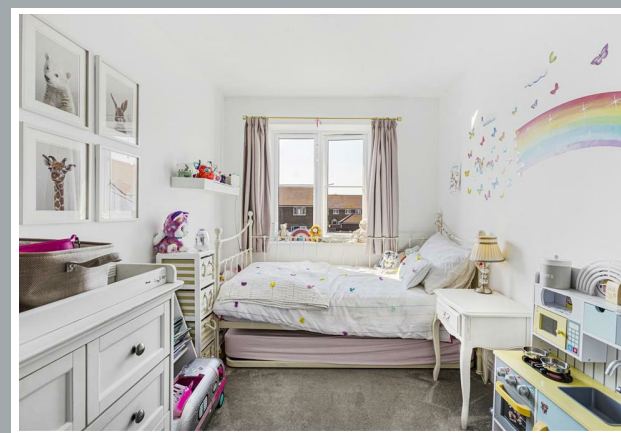
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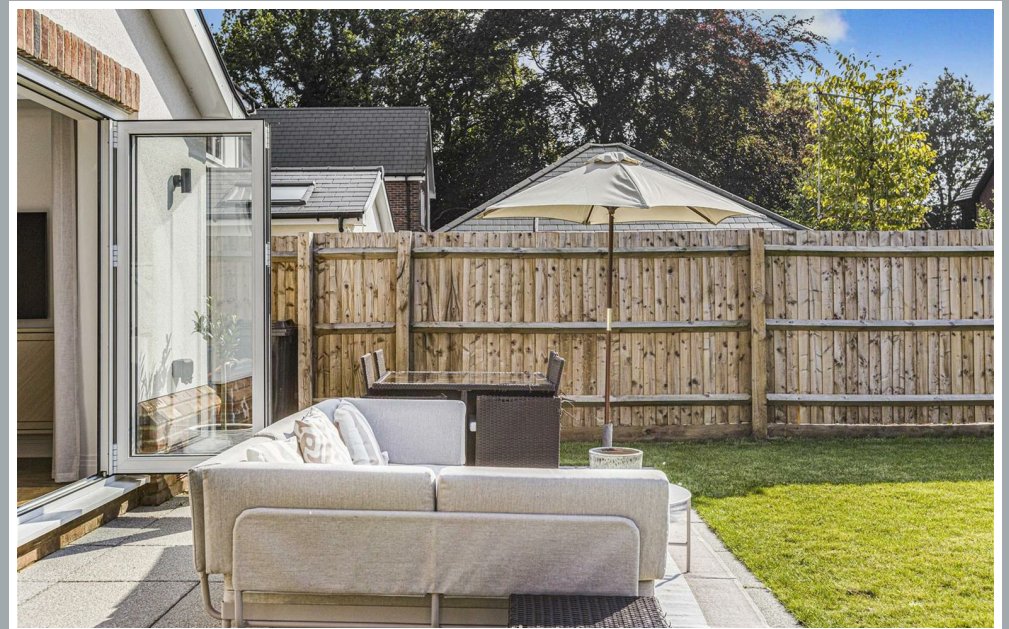
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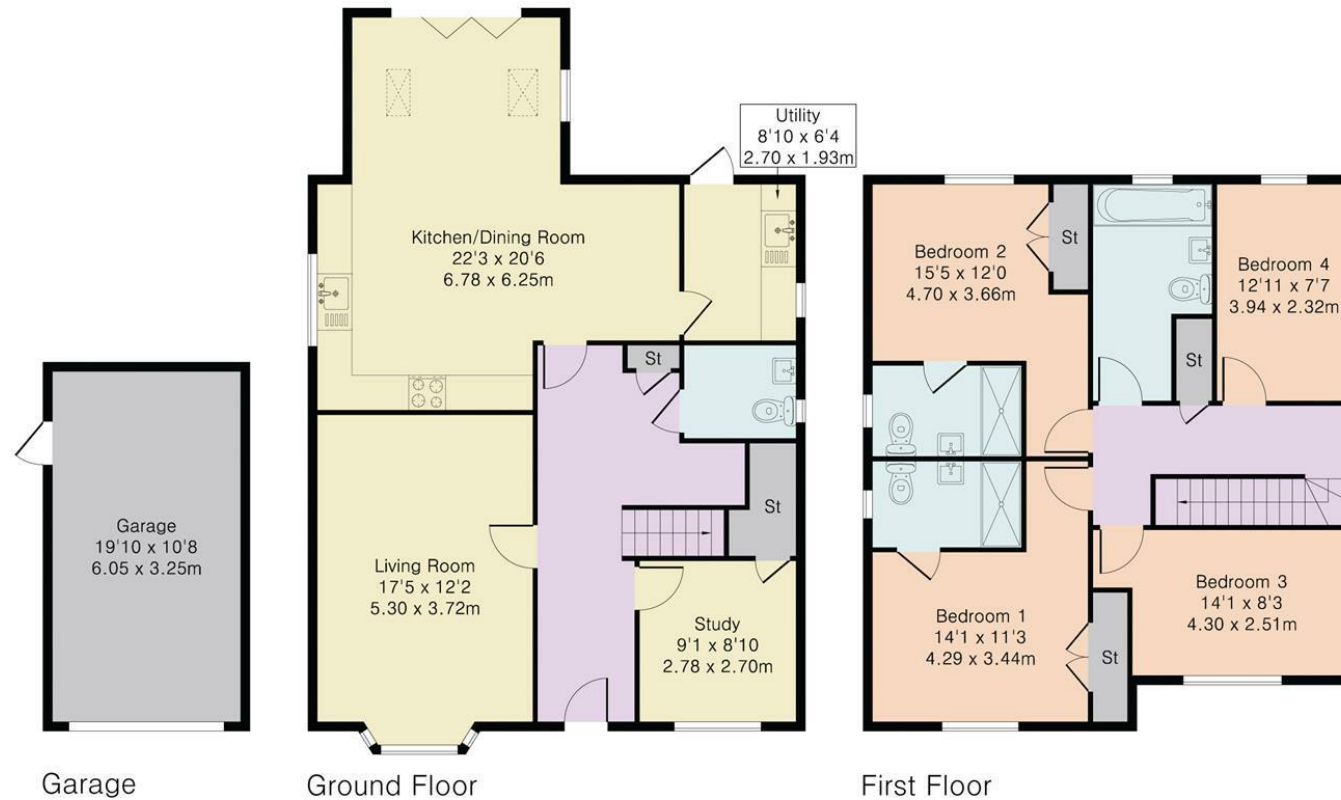
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Approximate Gross Internal Area 1948 sq ft - 182 sq m

Ground Floor Area 944 sq ft – 88 sq m

First Floor Area 792 sq ft – 74 sq m

Garage Area 212 sq ft – 20 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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