



22 Florence Court, North Road, Hertford

SG14 1NR

Price Guide £740,000



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An impressive five-bedroom home situated in an exclusive gated development, offering spacious family living in one of Hertford's most desirable locations. Set within the prestigious Florence Court development just off North Road, this beautifully presented five-bedroom property offers generous accommodation across three floors, ideal for modern family life. The ground floor welcomes you with a bright and spacious entrance hall leading to a large, dual-aspect living room and a sleek, fully fitted kitchen/dining room with integrated appliances and ample storage. French doors open to a private Garden. Upstairs, the first and second floors offer five well-proportioned bedrooms, including two large bedrooms on the first floor each with an en-suite shower room. The additional bedrooms provide flexible space for children, guests, or working from home. Outside, the property benefits from private parking and access to beautifully maintained communal grounds. The development is quiet, secure, and family-friendly, combining the charm of Hertford's historic setting with the comfort of a modern lifestyle.

Situated within the heart of Hertford town centre, the property enjoys easy access to the town's many shops, restaurants and coffee shops and also Hertford North mainline train station which provides regular services to London's Moorgate and Finsbury Park. Hartham Park is a short distance away providing beautiful green space with attractive waterways and Hertford East mainline station is also close by servicing London. The property is also well positioned for families, with access to a number of highly regarded local schools, including both primary and secondary options.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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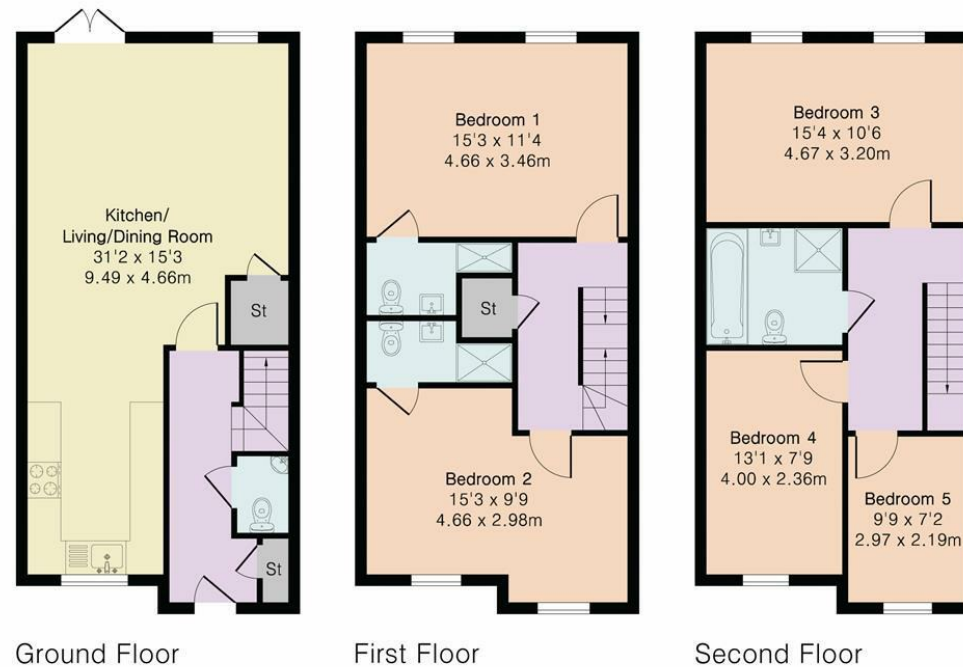
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Approximate Gross Internal Area 1461 sq ft - 135 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

Second Floor Area 487 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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