



72, North Road, Hertford
SG14 2BU
Price Guide £1,399,999



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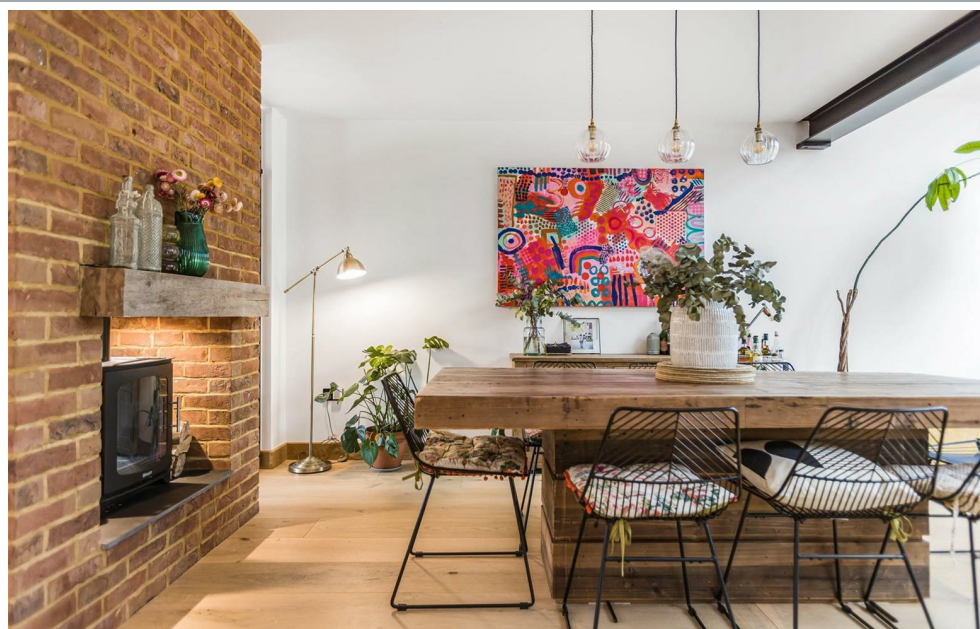
72 North Road, Hertford, Hertfordshire, SG14 2BU

This exceptional detached family home has been built to an outstanding standard, offering uncompromising quality and a superior contemporary finish throughout. The design effortlessly combines stylish modern living with practical functionality. The welcoming entrance hall is light and airy, featuring a bespoke open staircase opening into a stunning open-plan living space with a spacious kitchen area. In addition, there are two separate living rooms, a utility room, and a downstairs WC. On the first floor, there are four generous double bedrooms, three of which benefit from en-suite facilities, along with a beautifully finished family bathroom. Each bedroom is serviced by ducted air conditioning, ensuring comfort year round. Externally, the property offers ample driveway parking, a large integral garage, and professionally landscaped rear gardens with paved terraces providing a high degree of privacy and seclusion.

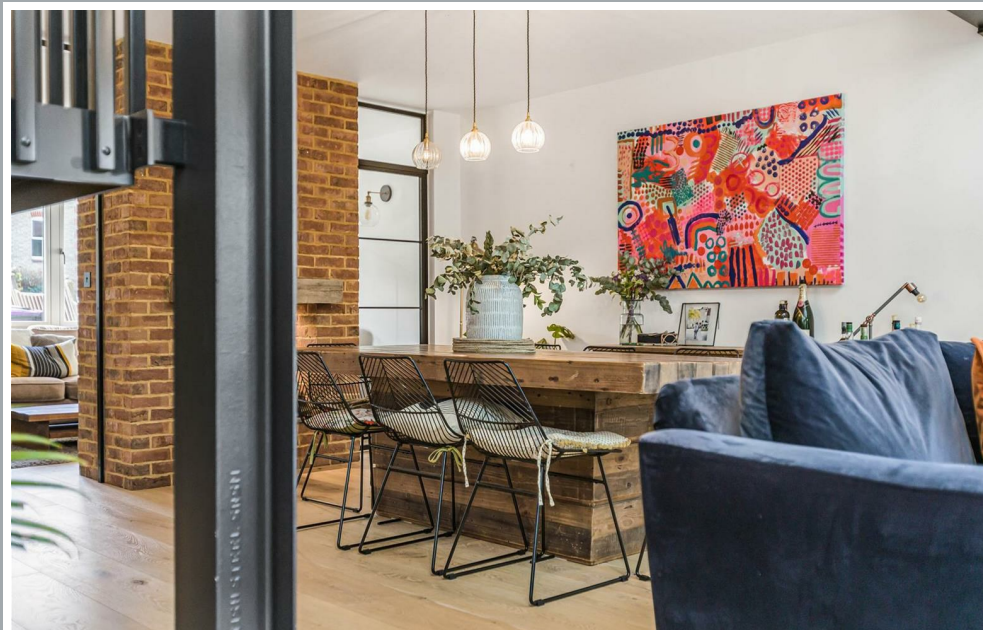
Set in an enviable location, this property lies just a short distance from Hertford North train station, providing fast and reliable services to London's King's Cross and Moorgate. The area offers an excellent selection of schools for all ages, making it a superb choice for families. Attractive green spaces are close at hand, including the ever-popular Panshanger Park, ideal for enjoying outdoor activities and scenic walks.



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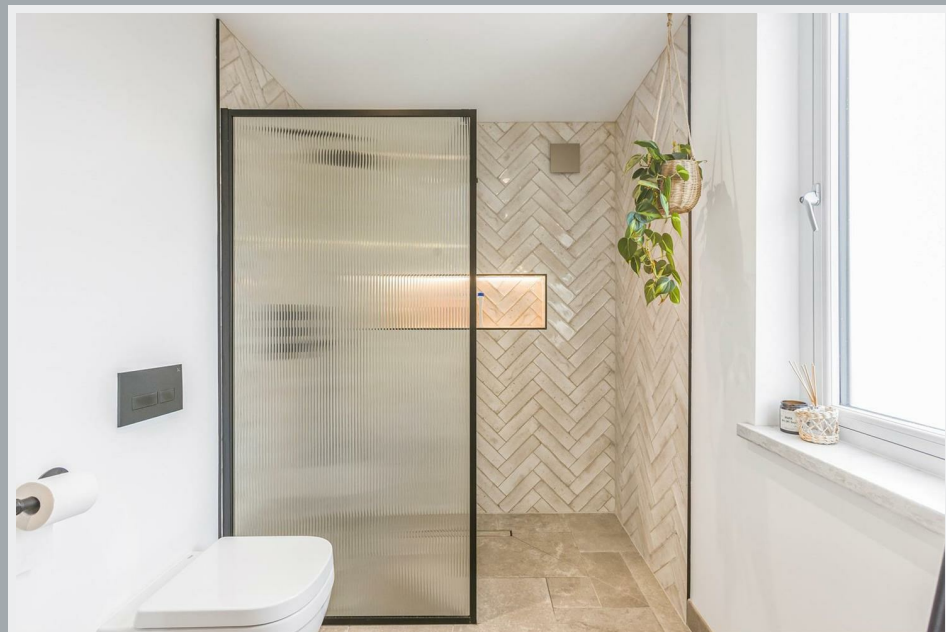
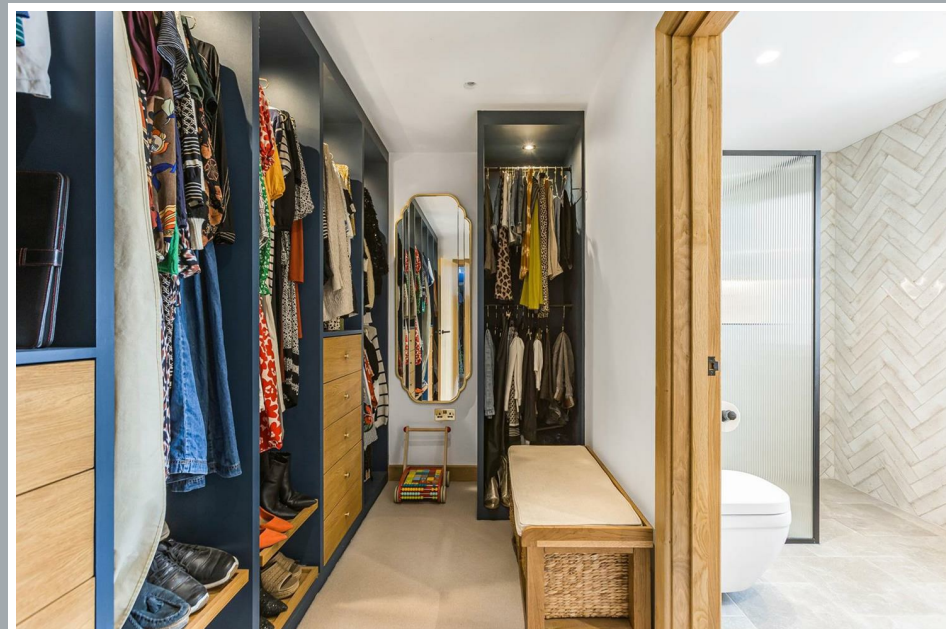


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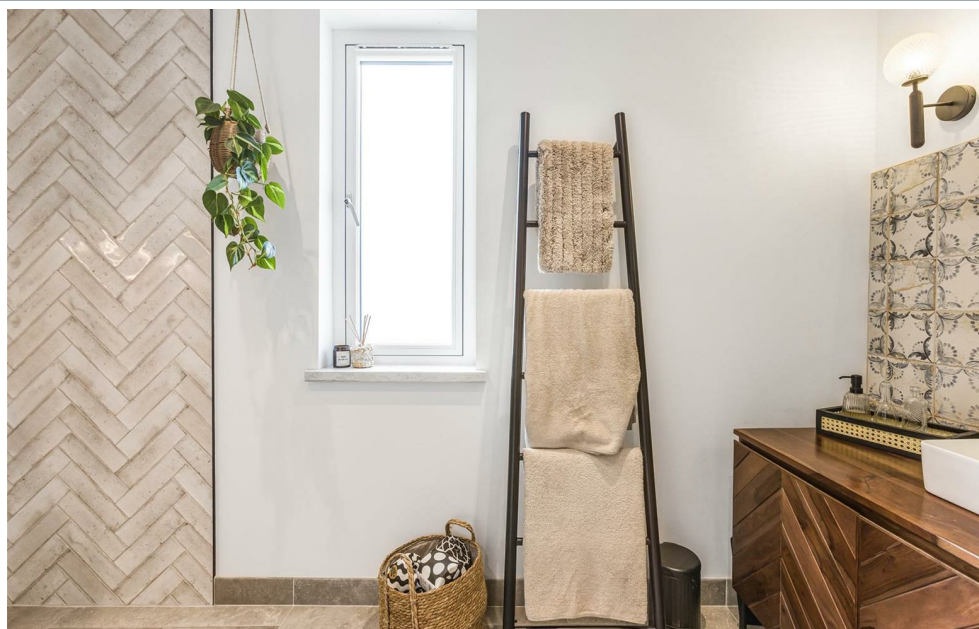


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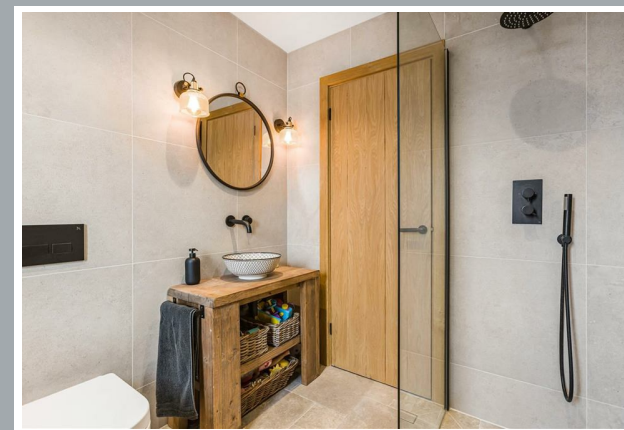
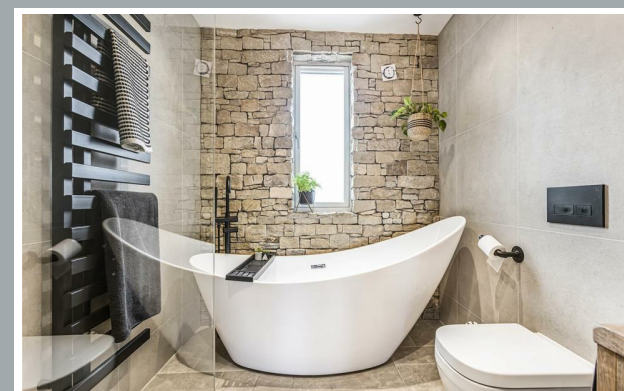
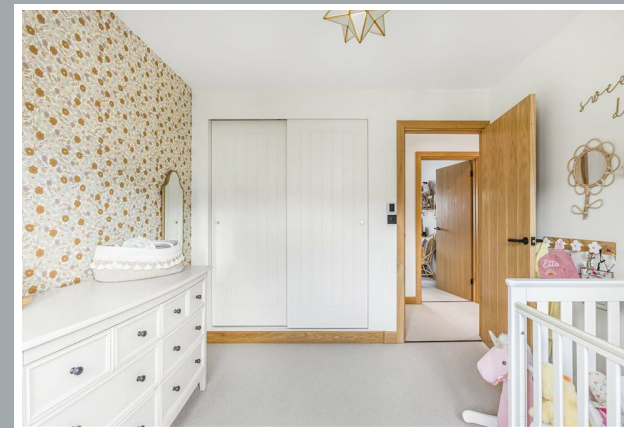
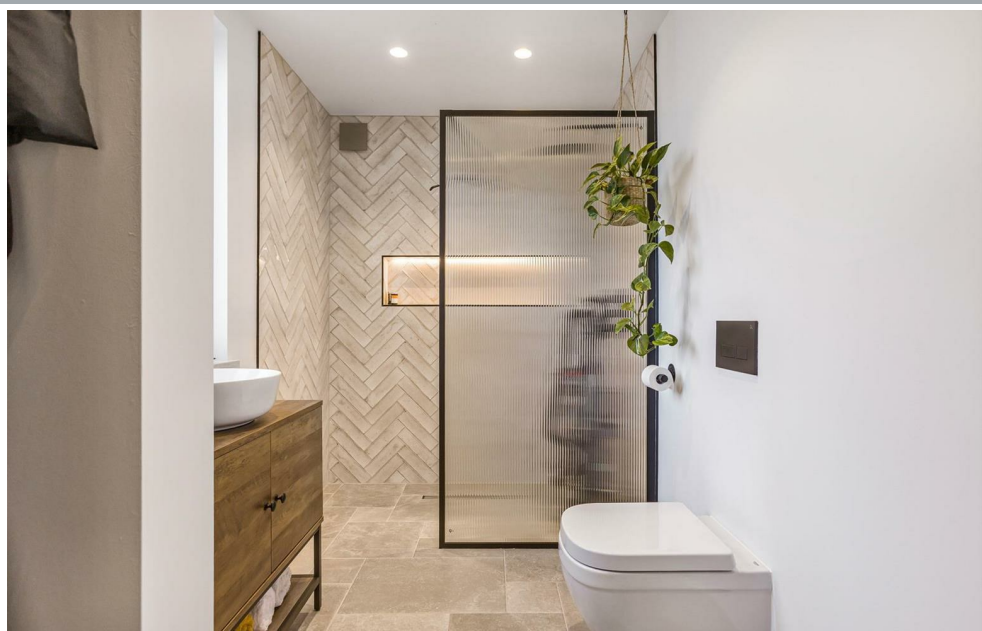




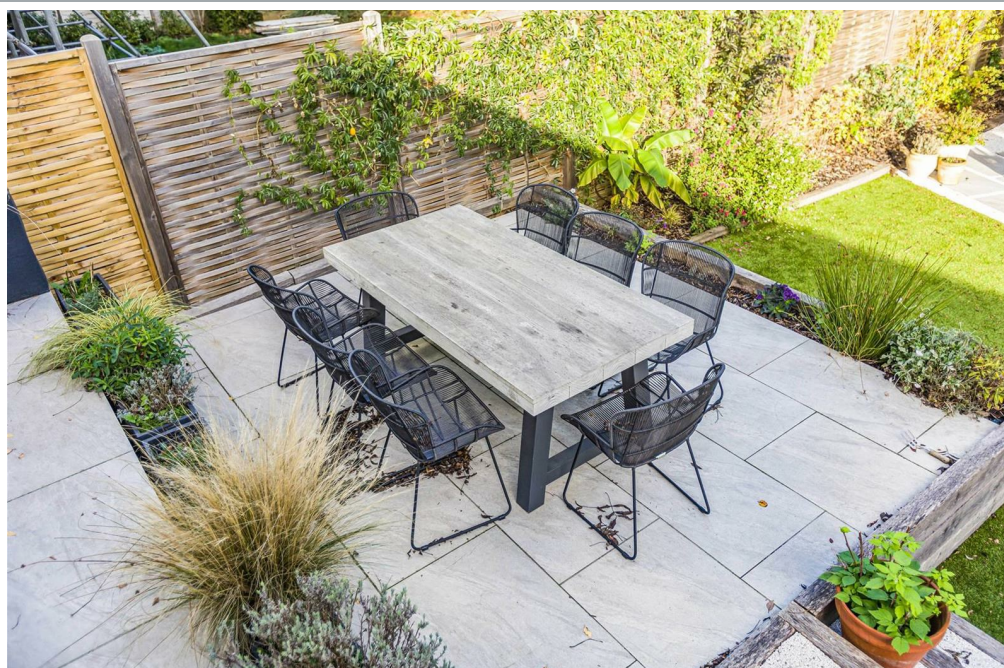
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**Approximate Gross Internal Area 2535 sq ft - 236 sq m
(Including Garage)**

Ground Floor Area 1546 sq ft – 144 sq m

First Floor Area 989 sq ft – 92 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.



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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