

shepherds
A better home
moving experience

22 Florence Court

Hertford, SG14 1NR

Guide Price £715,000

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CHAIN FREE - Occupying a prime position within the highly regarded Florence Court development on the historic former Hertford Hospital site, this exceptional five-bedroom townhouse offers beautifully proportioned accommodation arranged over three floors. Situated within an exclusive private gated courtyard, the property is just moments from Hertford North railway station and within easy walking distance of Hertford's vibrant town centre.

Designed with modern family living in mind, the property provides spacious and versatile accommodation throughout. The ground floor features a contemporary fitted kitchen, a superb open-plan living and dining room with direct access to the private rear garden, and a convenient cloakroom. Across the upper floors are five generously sized bedrooms, including a principal bedroom with en-suite shower room, a second bedroom also benefiting from its own en-suite, and a stylish family bathroom, providing the luxury of three bathrooms plus a ground floor cloakroom.

Outside, the private rear garden enjoys a combination of lawn and decked seating areas, ideal for relaxing or entertaining, while the property also benefits from two allocated parking spaces directly to the front of the house within the secure gated courtyard. Offered to the market chain free, this superb family home combines generous living space with an enviable location, enjoying easy access to Hertford North station, the town centre's excellent range of shops, restaurants and cafés, and well-regarded local schools.



















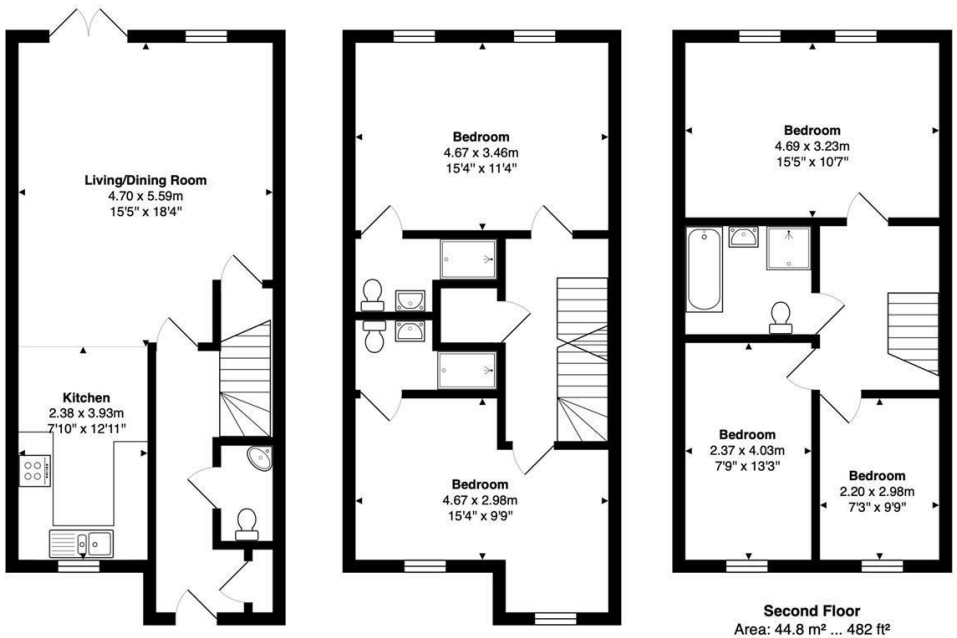
- Chain free five-bedroom townhouse arranged over three spacious floors.
- Located within the exclusive private gated courtyard of Florence Court, on the historic former Hertford Hospital site.
- Two allocated parking spaces directly to the front of the property, within the secure gated courtyard.
- Just a few moments' walk from Hertford North station, offering fast and frequent services into London King's Cross and Moorgate.
- Within easy walking distance of Hertford's vibrant town centre, with its excellent selection of shops, cafés, restaurants and bars.
- Bright and spacious open-plan living and dining room with French doors opening onto the private rear garden.
- Contemporary fitted kitchen with ample storage and integrated appliances.
- Five well-proportioned bedrooms, including two with en-suite shower rooms, plus a modern family bathroom and ground floor cloakroom.
- Private rear garden featuring a decked seating area and lawn, ideal for entertaining and family enjoyment.
- An exceptional family home offering generous accommodation in one of Hertford's most convenient and sought-after locations.







Floor Plan



Ground Floor
Area: 46.9 m² ... 505 ft²

First Floor
Area: 47.0 m² ... 505 ft²

Second Floor
Area: 44.8 m² ... 482 ft²

Total Area: 138.7 m² ... 1493 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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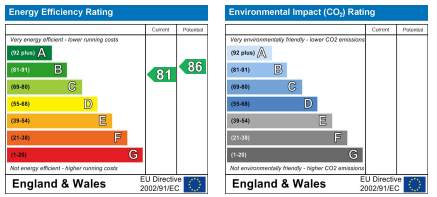
Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Freehold

Energy Performance Graph



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