



13, Taplow Avenue, Hertford  
SG14 2GP  
Guide Price £680,000



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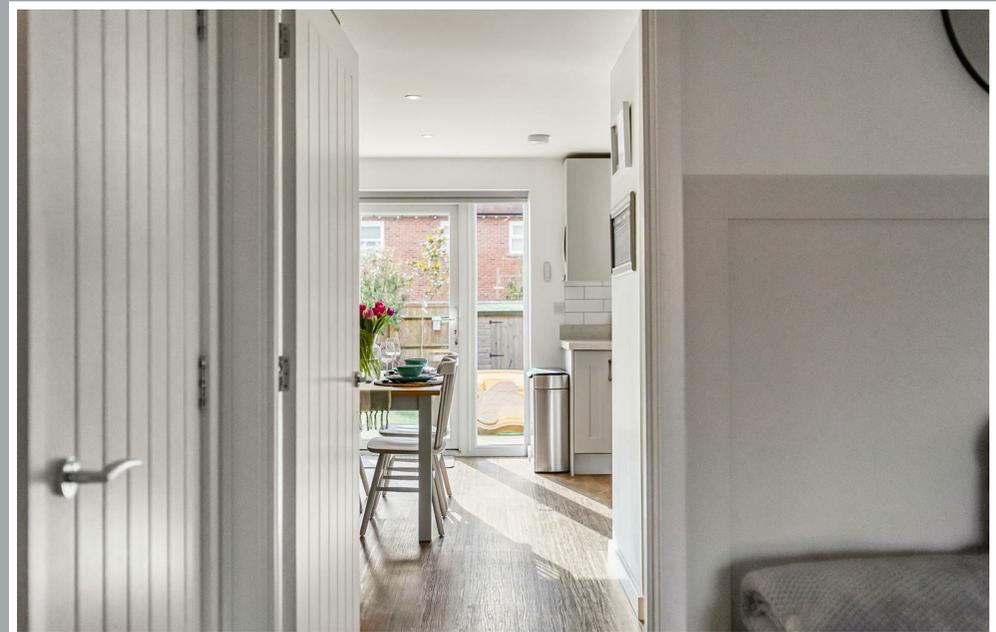
## 13 Taplow Avenue, Hertford, SG14 2GP

A beautifully appointed four double bedroom linked semi-detached family home, situated within the highly sought-after Blakemore Manor development, conveniently located for Hertford North railway station and the wide range of amenities in Hertford town centre. Arranged over three floors and offering approximately 1,469 sq ft of well-presented accommodation, this excellent family home was built in 2023 and benefits from ample storage throughout. The ground floor features a spacious entrance hallway leading to the lounge and staircase to the first floor. The impressive kitchen/diner spans the rear of the property, providing direct access to the garden. There is also a ground floor cloakroom and a useful larder cupboard. On the first floor, there are two double bedrooms, including the principal bedroom which benefits from its own en-suite shower room. Stairs lead to the second-floor landing. The second floor comprises two further double bedrooms and a modern family bathroom. Externally, the property offers driveway parking and a garage, which can also be accessed from the rear garden. The landscaped rear garden enjoys a sunny southerly aspect and has been thoughtfully designed by the current owners. The property is offered to the market with no onward chain and has 7 years remaining on the NHBC certificate.

The popular Blakemore Manor development is located on the western outskirts of Hertford offering convenient access to Hertford North mainline station which provides services to London's Moorgate and Kings Cross. The development is only a short distance from Panshanger Park which offers excellent dog walks and trails, whilst the quaint village of Hertingfordbury is also a short stroll away which includes the popular White Horse village pub.



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**Approximate Gross Internal Area 1469 sq ft - 137 sq m  
(Excluding Garage)**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 485 sq ft – 45 sq m

Second Floor Area 470 sq ft – 44 sq m

Garage Area 208 sq ft – 19 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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