



9, Thompson Way,  
SG13 8FX  
Guide Price £1,200,000



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## 9 Thompson Way, Hertford, SG13 8FX

A beautifully presented and spacious four bedroom detached family home, positioned within the sought-after Limsi Grove development on Thompson Way and falling within the favoured SG13 school catchment area.

Built by a reputable developer and offering a more contemporary external design, this impressive home extends to approximately 2,157 sq ft (200 sq m) including the integral garage, with well-balanced accommodation ideally suited to modern family living.

The ground floor is thoughtfully arranged, featuring a generous sitting room to the front, whilst to the rear is a stunning open-plan kitchen/dining/family room spanning over 8.3m, creating an excellent everyday living and entertaining space with direct access onto the garden. There is also a separate study, utility room and cloakroom, adding further practicality for growing families and home working.

Upstairs, the property offers four well-proportioned bedrooms. The principal suite benefits from a dressing area and stylish en-suite shower room, whilst bedroom two also enjoys its own en-suite. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private rear garden, driveway providing off-street parking and an integral garage.

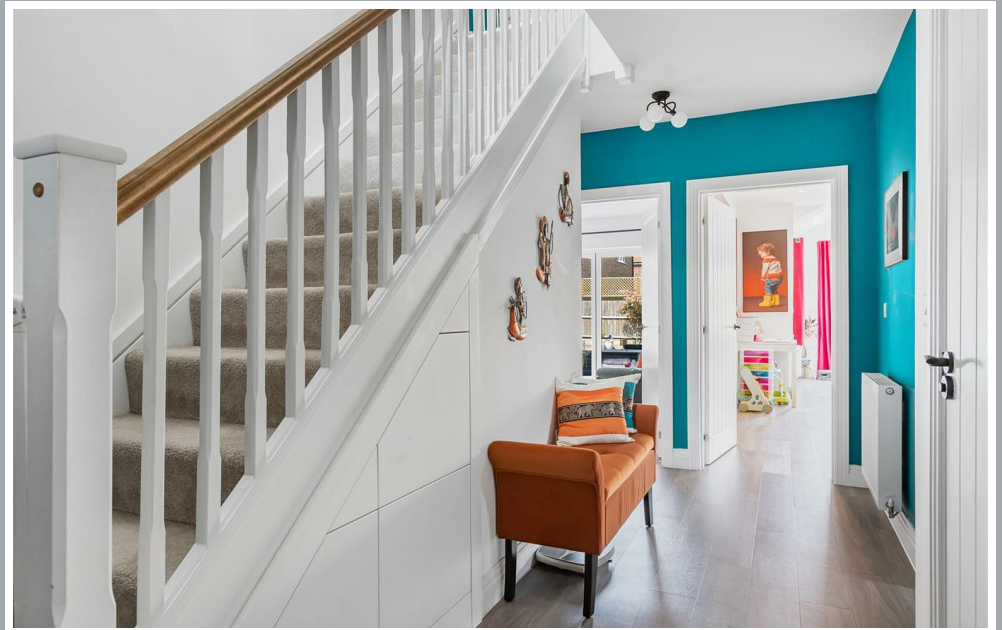
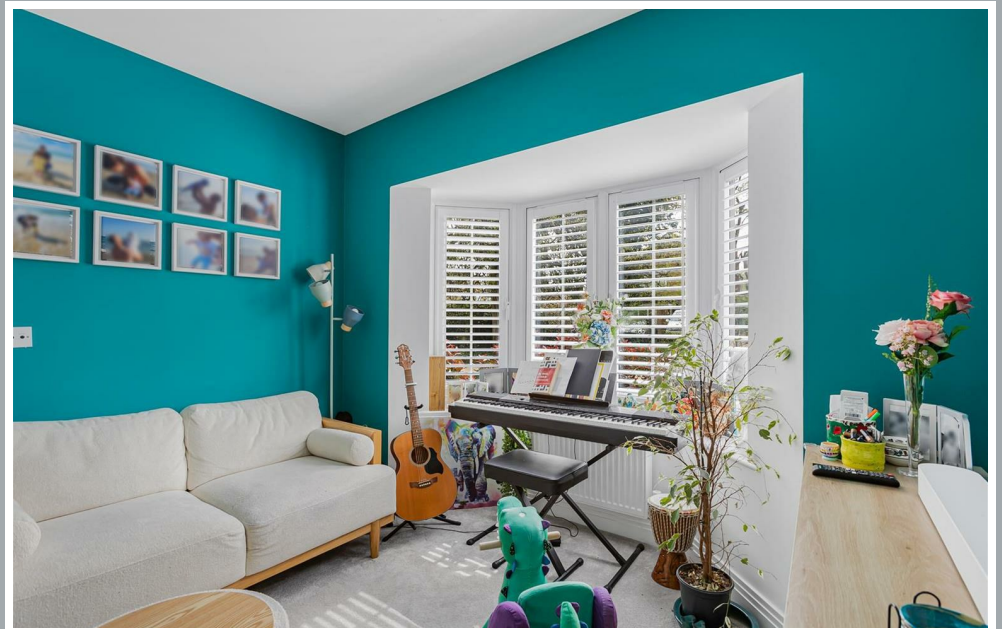
Further benefits include recently installed solar PV panels, fitted approximately one year ago, helping to reduce energy costs whilst also supporting electric vehicle charging via the fitted Zappi charger.

Thompson Way forms part of the highly regarded Limsi Grove development, conveniently positioned for nearby amenities, well-regarded schooling and transport links.

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**Approximate Gross Internal Area 2157 sq ft - 200 sq m  
(Including Garage)**

Ground Floor Area 1155 sq ft – 107 sq m

First Floor Area 1002 sq ft – 93 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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