



SIMPLY HOMES

Chambers Street
Hertford SG14 1PL

Price Guide £685,000





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Summary:

Simply Homes are delighted to bring to the market this exceptional four bedroom, two bathroom family home set in a prime location in the centre of Hertford. The property is effectively brand new, having been completed just twelve months ago, offered with a substantial period left on the original NHBC guarantee and celebrates state of the art building materials and practices that combine to offer stylish, energy efficient yet generous living space arranged over three floors. There is designated parking at the front with electric charging point, additional guest parking, secure bike storage, individual room underfloor heating throughout, a splendid outdoor terrace on the ground floor and a large balcony to the rear first floor bedroom, both offering a lovely situation overlooking the river Beane.

Accommodation:

The house was constructed by one of the area's premier residential building companies, and the quality of workmanship, materials and design is clear to see in every little detail. The development of exclusive residences runs along the banks of the river Beane and was built around a central courtyard offering ample off-street parking, using an appealing mixed colour assortment of bricks that presents a perfect visual contrast against the matt black of the doors and window frames. Inside there is a neat entrance hall at the foot of the staircase, along with a door through into the front facing living room. There is also a useful storage cupboard in the hallway, big enough to cater for a tumble dryer or other large appliance.

The living room is terrific, nicely lit by a generous window, and offering ample and well balanced space that is almost completely square, making it easy to configure and furnish it to meet your individual needs. It is comfortably able to accept a three piece suite and other occasional furniture besides, whilst still leaving plenty of free floor area to enable easy movement into, around and through the room.

From the rear of the living room a door leads through into an inner hallway through the centre of the house, with a substantial cupboard on one side and a perfectly located guest cloakroom on the other which cleverly doubles up as a useful and well specified utility/laundry room.

The far end of the hallway connects open plan through into the lovely kitchen/dining room which extends the full width of the rear of the house. This really is a fabulous room of generous size and proportions with a stunning set of four section bi-fold doors that keep the room light and bright throughout the day leading out onto a spacious rear terrace overlooking the river. One end of the room has been allocated as the working kitchen area, and boasts a comprehensive array of wall and floor mounted cupboards fitted around two of the perimeter walls, offering abundant storage and worktop area, with under-cupboard lighting and an extractor above the induction hob cleverly incorporated into the high level units. Integrated within the cabinets is a complete collection of all the appliances you may need, all representing premium branded manufacturers as you would expect in a house of this high specification. The majority of the floor area is left open for you to lay out and furnish in any way that best suits your family's needs, and is a flexible and generous space that will readily accept a dining table and chairs along with other casual seating and/or free standing cupboards. The seamless connection out onto the terrace makes this a fantastically usable room all year round, and just ideal for spending time together as a family and for entertaining friends.

The terrace is a wonderful additional feature offering charming outside space in a zero maintenance environment. Partially protected from the elements by your own balcony accessed from the rear first floor bedroom above, and supplied with weatherproof decking and an outdoor power connection, this large terrace really elevates the house above its peers, with a fluid inside/outside flow and a nice open aspect making it a great place to eat, drink and hang out with friends and family well into the late evening.

Up on the first floor there is a nice hallway running through the house, stylishly galleried over the stairwell and ably lit by a window at the front, which accesses two of the bedrooms and the family bathroom which boasts a heated towel rail, a bath fitted with a rainfall shower and glass screen. The rear bedroom is a large room blessed with a built-in cupboard and has fully glazed French doors that open onto a delightful balcony overlooking the river. The balcony is a good size and shape and would readily accept casual seating or a modest table and chairs, and offers you an opportunity to repurpose the room as a delightful second lounge if you did not require all of the four bedrooms to be functional bedrooms. An intriguing insight into the flexibility on offer in this capable and desirable property.

A further flight of stairs climbs to the second floor, which contains two double bedrooms, one of which is blessed with a fully tiled en-suite shower room complete with a heated towel rail.

Location:

The property enjoys a premium and highly desirable location within an easy short walk of all of the amenities the county town of Hertford has to offer. The thriving and bustling centre of Hertford has a plethora of shops, pubs, bars and restaurants, along with two mainline stations that ease your commute by getting you into central London in around 25 minutes, whilst the main arterial roads of the A414 and A10 are both similarly close by.







- Ground Floor -

Hallway

Living Room

11'8" x 10'4" (3.57 x 3.15m)

Inner Hallway

Utility Room/Cloakroom

Kitchen/Dining Room

15'3" x 9'10" (4.66 x 3.00m)

- First Floor -

Landing

Bedroom One

15'3" x 9'10" (4.66 x 3.00m)

Balcony

Family Bathroom

Bedroom Four

8'4" x 8'10" (2.55 x 2.71m)

- Second Floor -

Landing

Bedroom Two

10'11" x 15'3" (3.33 x 4.65m)

En-suite

Bedroom Three

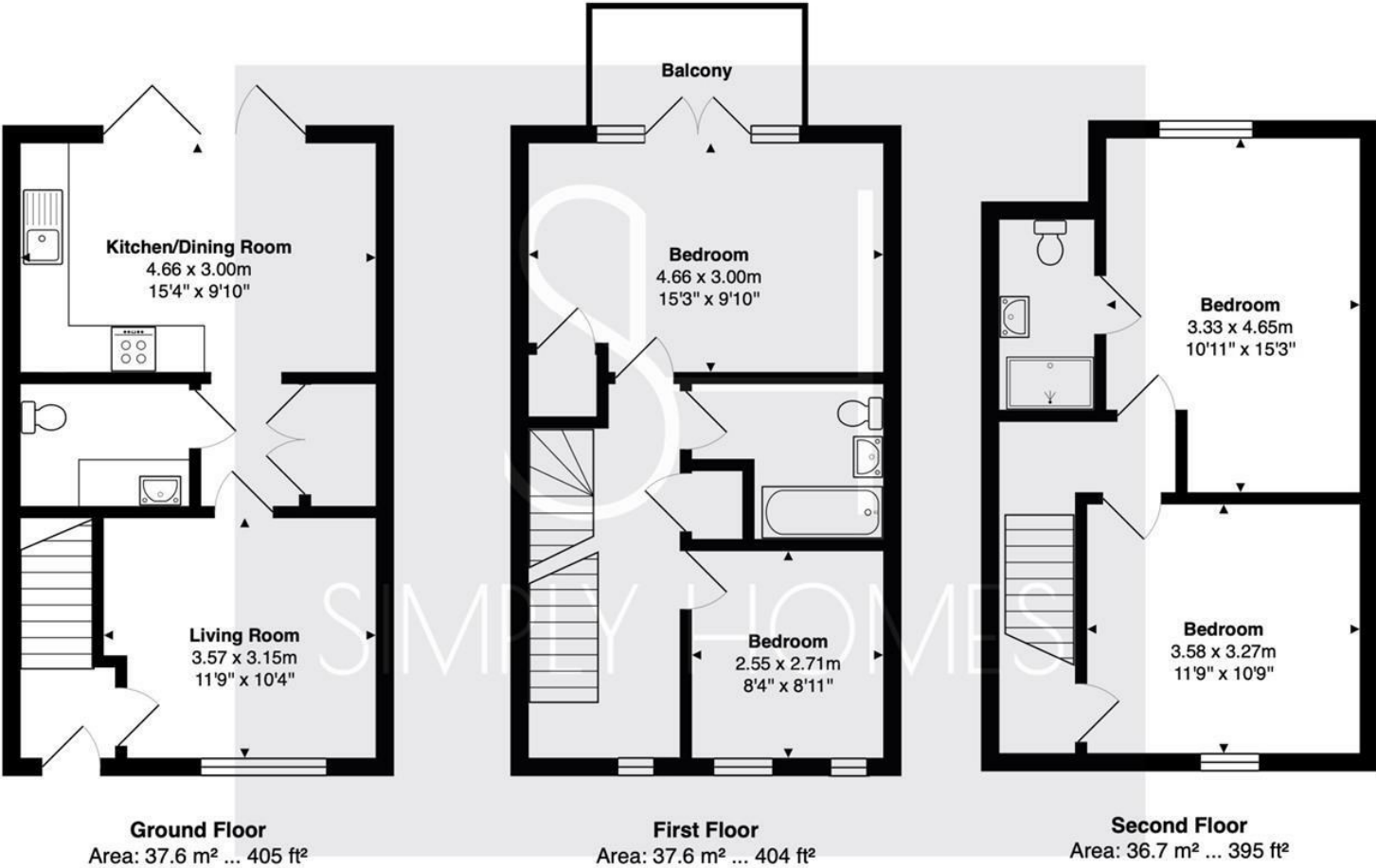
11'8" x 10'8" (3.58 x 3.27m)

- Exterior -

Rear Decking







Total Area: 111.9 m² ... 1205 ft² (excluding balcony)





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