



SIMPLY HOMES

Mangrove Road

Hertford SG13 8AN



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Summary:

Simply Homes are delighted to bring to the market this absolutely stunning five bedroom, three bathroom family home in the highly desirable SG13 area of Hertford. Enjoying an enviable position in a quiet residential road, within the catchment area of the extremely highly rated Simon Balle School, and just a few minutes by foot from the centre of Hertford which boasts a huge selection of shops, restaurants, bars and pubs, this exceptionally well appointed property ticks all the boxes for modern family living. Sitting on a generous plot, with ample frontage and a large rear garden, this lovely house has been the subject of a substantial expansion and upgrade programme in recent years, and is presented in immaculate condition. Enhancements include underfloor heating throughout the house and built in speakers in all reception rooms and bedrooms. An intelligent and stylish layout makes the very best use of the large, well proportioned space, there is a very pretty summer house in the garden with power and light connected, and the fabulous bedroom suite on the second floor is ideal for some quiet adult time or as an integrated bedsit for a young person still living at home.

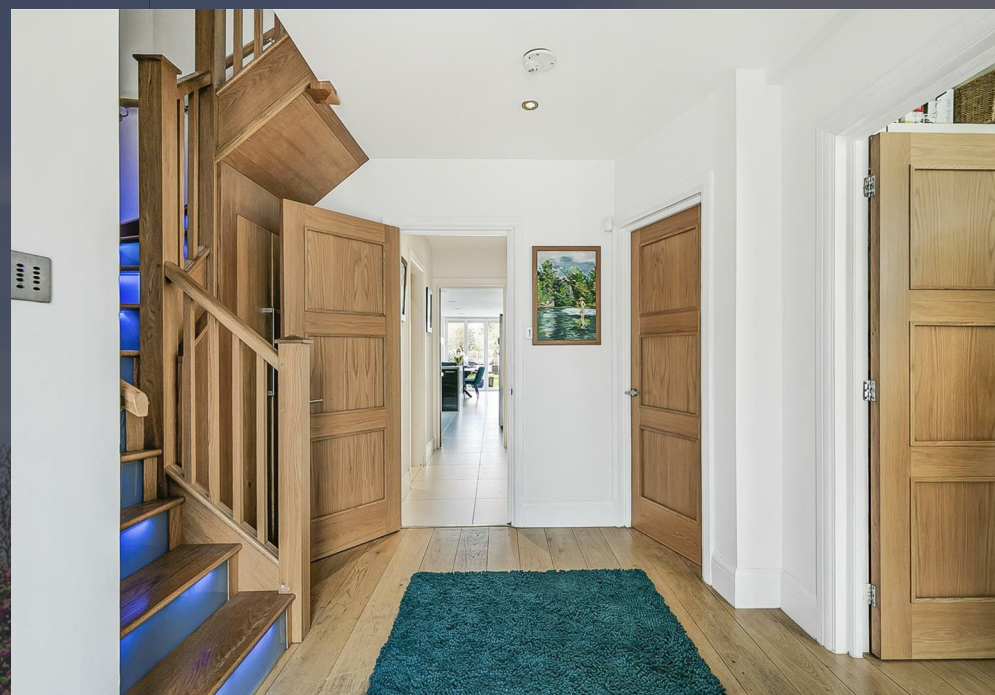
Accommodation:

It is very clear to see that all of the work carried out on this property has been designed and implemented to the very highest standards of materials and craftsmanship, and this starts with the solid wood front door with obscured glass panel to the side that leads you into the entrance hall. The attractive hallway that greets you is stylish and elegant, with solid wood doors opening onto the family room, living room, the perfectly placed guest cloakroom, and a neat under stairs cupboard. The beautifully made wooden staircase boasts muted back lights within the risers, bringing a lovely ambience to what is usually just a functional space and there is a welcoming view along the hallway through to the large kitchen/dining room and into the garden beyond.

Occupying the front of the house is the family room, which is a nice size and shape and bathed in natural light through the attractive traditional bay window. This room benefits from a double doorway, with glazed panel doors, opening directly through to the living room, thus giving the valuable option to link the rooms seamlessly together or to close them off for added privacy.

The living room is a substantial room at over twenty-three feet long and has a great connectivity within the house, linking through to the family room, as well as the kitchen/dining room, and directly out onto the rear patio through large glass bi-fold doors. Spacious enough for you to layout and furnish in any way that suits you best, it has a wonderful array of shelving recessed stylishly into the wall.

A short passageway leads from the entrance hall through to the substantial kitchen/dining room, within which is found the utility/laundry room, sporting its own useful external door into a side passageway leading to the front drive.

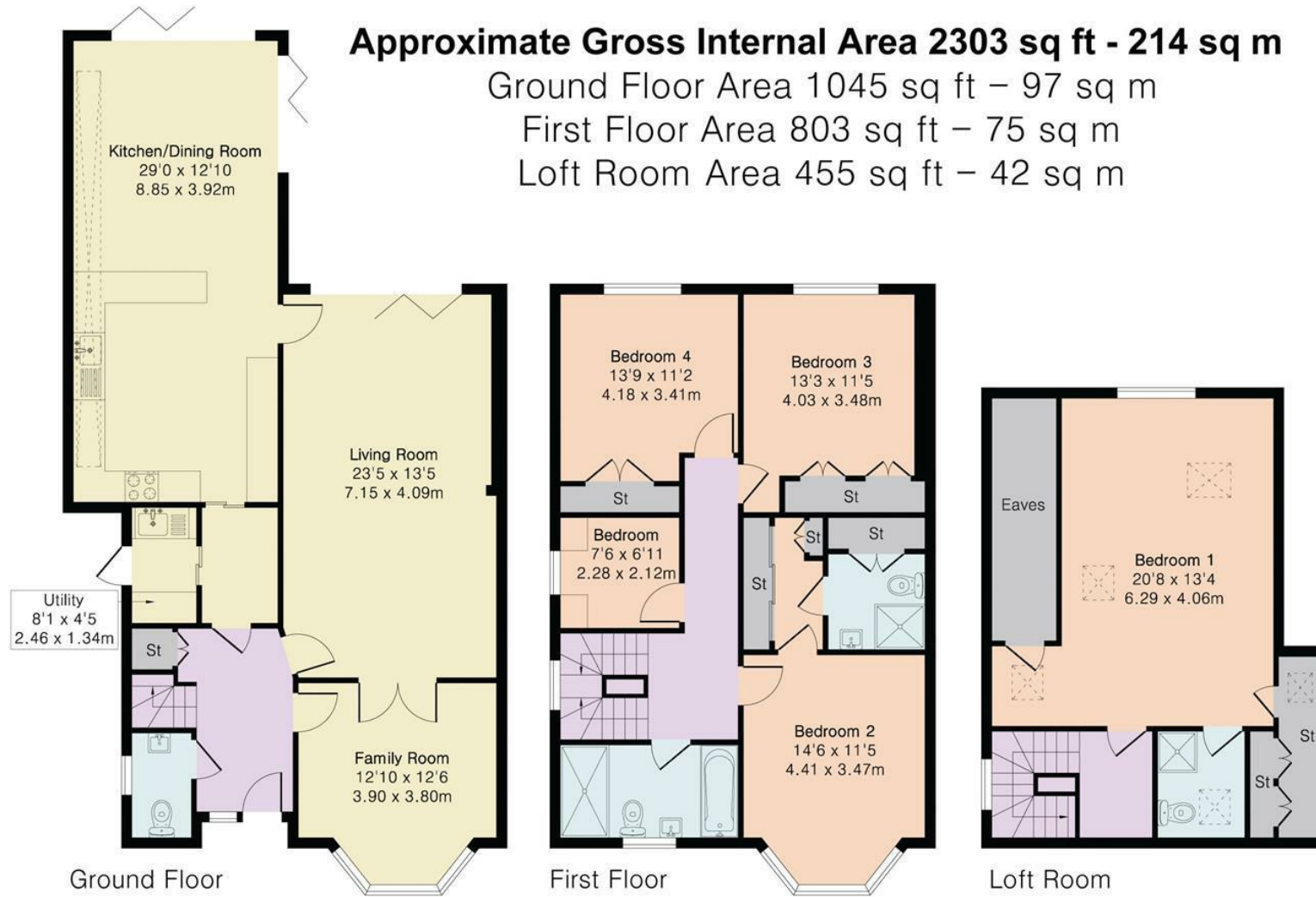


















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