



SIMPLY HOMES

Henderson Place

Hertford SG13 8GA

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Summary:

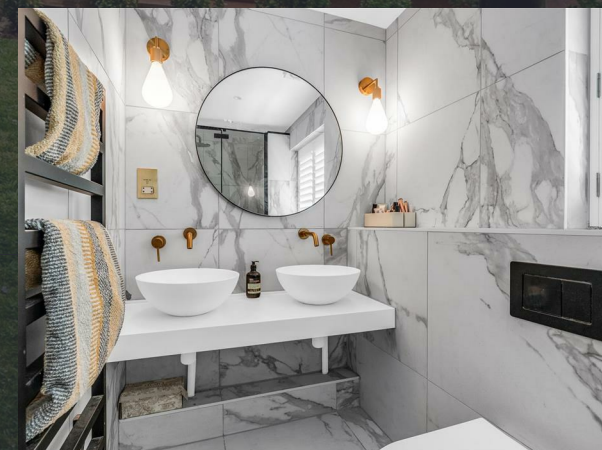
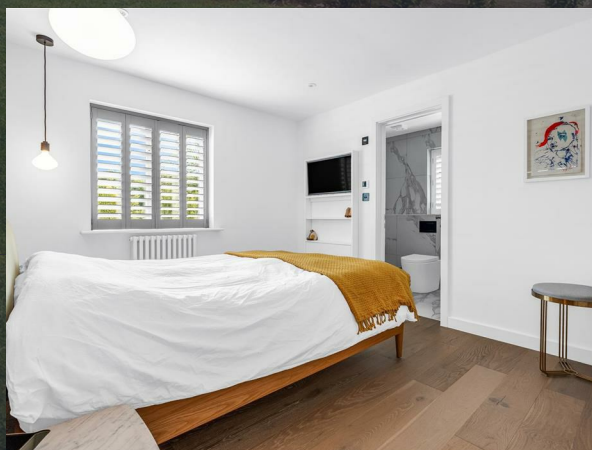
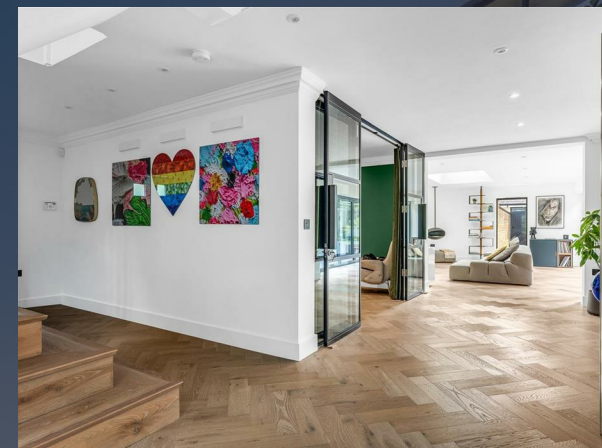
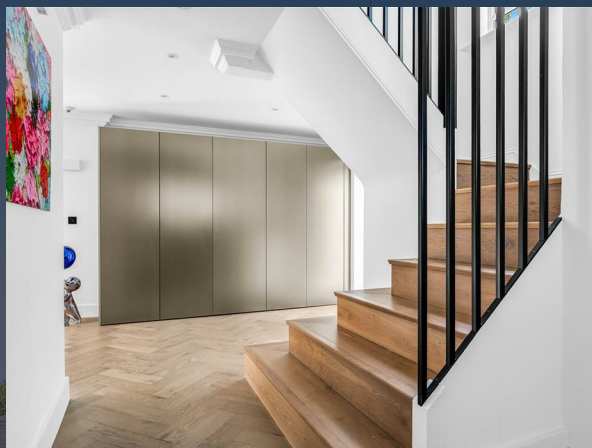
Simply Homes are delighted to bring to the market this exceptional detached two/three bedroom, two-bathroom family home in the highly sought after village of Epping Green. Set within a select gated development of just two executive properties, the enviable location gives easy access into Hertford, Broxbourne and Cheshunt yet still benefits from a wonderful rural position surrounded by open countryside. The house enjoys classic proportions which have been skilfully utilised to enhance the wonderful combination of traditional and modern architectural features on display that blend seamlessly to create elegant and stylish, as well as extremely generous, ground floor living space. Upstairs are two bathrooms and a very large principal bedroom suite that includes a separate dressing area that could easily be reconfigured to add another bedroom if so desired. A large garden joins a detached double garage and extensive secure parking to complete a compelling property.

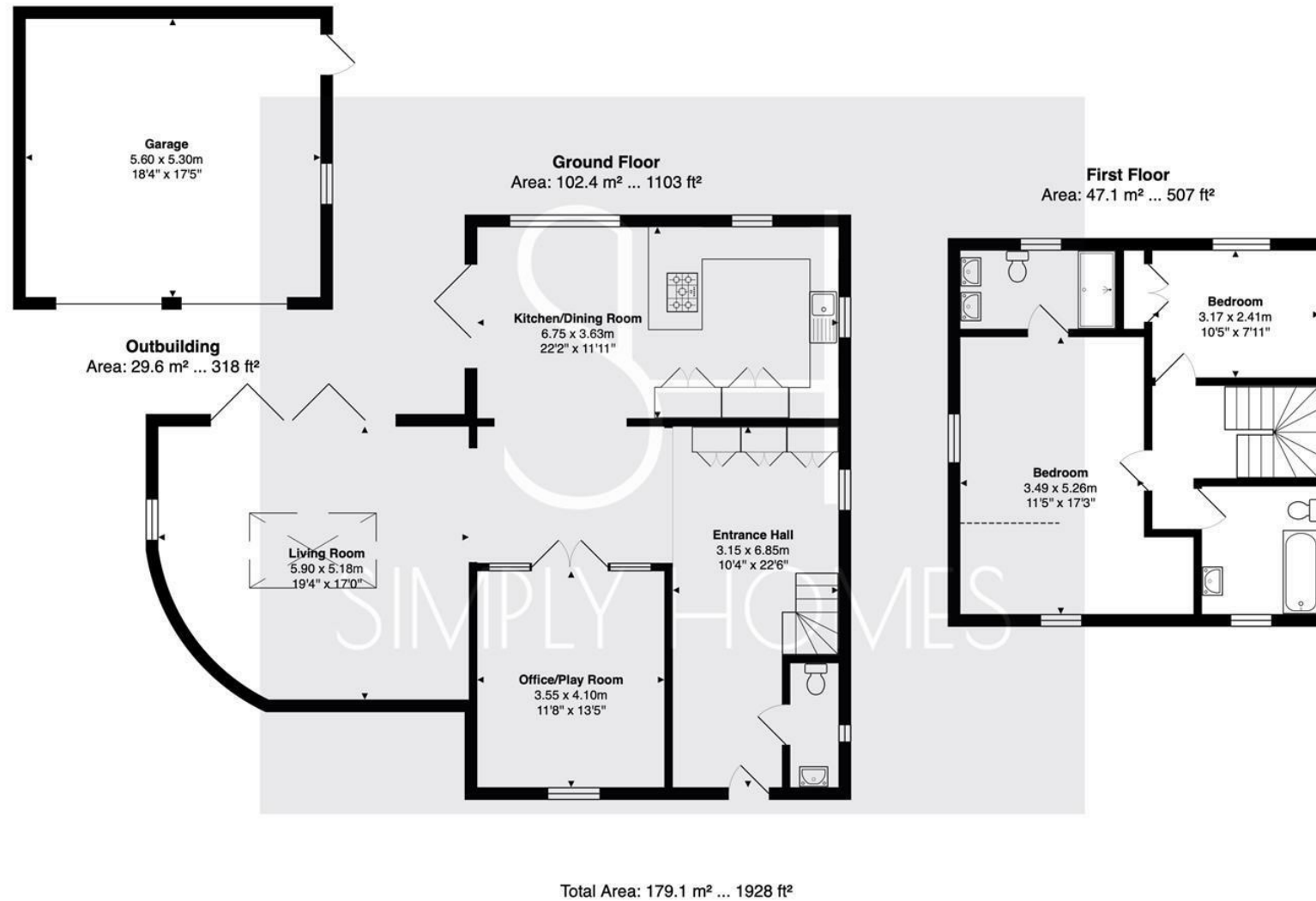
Accommodation:

The front door opens into a substantial 'L' shaped entrance hall that flows around the ground floor. The layout and size of the area means it should really be considered as a reception room rather than a hallway, with plenty of opportunity for furnishing the ample space on offer. The solid oak staircase is as attractive as it is impressive, cascading down and spreading out into a double aspect style as it reaches the ground floor, one of the many features that underline the impressive quality of materials and workmanship that are proudly on display throughout the property. A trio of built-in full height cupboards grace the far wall, perfect for storing coats for the family and visitors, whilst a full height window to the side joins with the beautiful arched window part way up the staircase to keep the reception room light and bright as well as adding yet more style. The reception room forms part of a clever semi-open plan layout, with open access through to the kitchen/dining room and the fabulous living room and glass double doors through into a separate room at the front, and there is a perfectly placed guest cloakroom just in front of the staircase. Underfloor heating takes care of the whole of the ground floor, offering an ideal way of keeping the decor modern and uncluttered and enabling the very best use of the open flowing spaces.

The rear of the house is fully occupied by the extensive kitchen/dining room, and the architect has taken the valuable opportunity to place windows into every outside wall, one of which is a very large three-quarter height picture window overlooking the wrap-around gardens. This ensures the room is flooded with natural light at all times of the day, further boosted by a set of glass bi-fold doors that fill the wall at one end, enabling the daylight and garden views to flow in through the dining area completely unhindered. The working kitchen area boasts a comprehensive array of wall and floor mounted handle-free cupboards lining the full perimeter, presented in an effortlessly cool smoke grey finish that contrasts impeccably with the white marble design of the bespoke quartz worktops and splash backs. There is a complete collection of appliances fully integrated within the cabinets, including a wine cooler at one end of the extending island that includes a useful breakfast bar, presenting an effective and practical kitchen yet with a sharp, minimalist style that is completely in keeping with the rest of the house. The remainder of the room is left as an open floor area for you to configure and furnish in the way that best suits your lifestyle.

Certainly, it is large enough for a substantial dining table and chairs, as shown by the way it easily swallows the generous eight-seater dining suite currently in situ, with the bi-fold doors and picture window combining to create an unrivalled situation for eating together with friends and family both in the daytime and evenings.







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