



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.

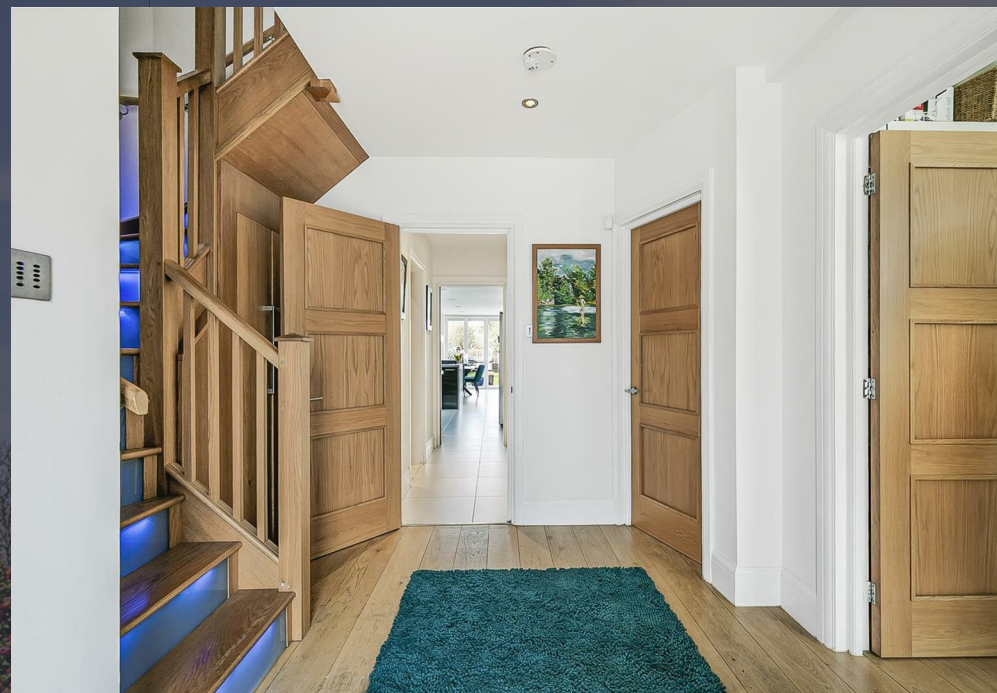
## Accommodation:

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.











The kitchen/dining room is quite simply stunning. A large kitchen area is fully fitted with a comprehensive range of wall and floor mounted units finished in a lovely dark gloss pattern, topped by crisp white corian worktops. There is a full complement of premium brand integrated appliances, as you would expect in a house of this quality, and the units extend out into a super island, offering a nice visual delineation of the space as well as a substantial breakfast bar. The rear part of the room is left as open floor space to use as you wish, and is a substantial area comfortably capacious enough for a large dining suite as well as other occasional furniture besides. There are two wonderful and very unusual features of this room that really elevate it, making it something very special indeed: There is a full strip of roof lights running along one side of the ceiling, endowing the room with a fabulous, warm, natural light throughout its length, an ingenious and subtle way to add style and light to the room. Boosting the light and style even further is a brilliant arrangement allowing the whole corner of the room to be opened up by sliding back two sets of bi-fold doors, with a flat walk out onto the extensive patio, bringing the garden into the house! What an incredible space to spend time together as a family and without equal as a venue for entertaining guests.

Up on the first floor the solid wood staircase opens onto a light, bright hallway which serves four of the bedrooms, all with air conditioning, and the family bathroom, complete with separate bath and large walk in shower. Three of the bedrooms are large doubles, with one having a neat dressing area with fitted wardrobes, a lovely en suite shower room, and a fabulous front facing bay window. One of the bedrooms currently serves as a study, perfect for the flexibility for working at home.

The second floor has been converted into a wonderful bedroom suite, benefiting from multiple roof lights and a large window to the rear, as well as a lovely en suite shower room. This room is easily large enough to function as a lounge as well as a bedroom and really enhances the flexibility and adaptability of this terrific family home. A great place for a young person to have some privacy, yet still be integrated within the family, or maybe an escape room for the parents - Over to you to decide!

Outside in the rear garden is a quality timber summer house, fully connected with light and power. Currently being put to good use as a gym, with a separate space for garden storage at the rear, this would also perform perfectly in a number of different roles, however your needs develop.

#### Exterior:

The large frontage has been resin sealed to offer a substantial area for multiple cars to park in safety, with an attractively shaped border left for an abundant display of flowering shrubs and bushes. A separate gated pathway gives ready access directly to the utility room, neatly bypassing the house if needed. At the rear, a large paved patio creates a sheltered courtyard before sweeping around the rear of the kitchen/dining room, providing a lovely area for relaxing and entertaining friends and family. The remainder of the garden is left as an open lawn as it extends down to the summer house at the far boundary. There is a wonderful open aspect to the garden, with little other than a few small trees to interrupt its sunny south-westerly facing position, attractively enhanced by the premium fencing, complete with scalloped trellis work. It is secure and fully enclosed, so is perfect for pets and children alike.



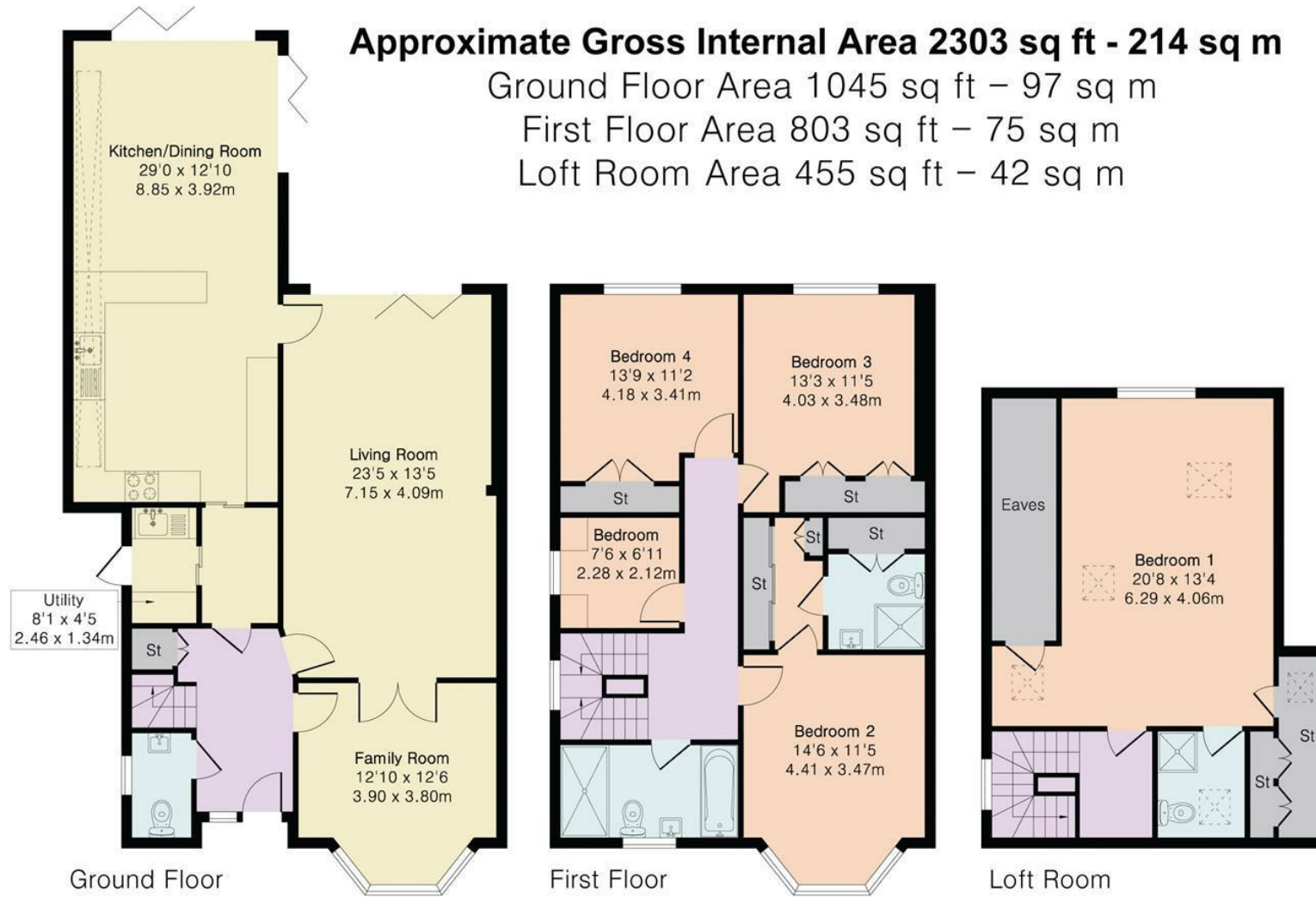




























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