



Florence Court North Road, Hertford, SG14 1NR
Offers In Excess Of £760,000



Florence Court North Road, Hertford, SG14 1NR

Tucked away within the highly desirable Florence Court in Hertford, this exceptional end-of-terrace residence offers an outstanding blend of style, space, and modern convenience—perfectly tailored for contemporary family living.

Thoughtfully arranged across three spacious floors, the home boasts five beautifully proportioned bedrooms, offering remarkable versatility for growing families, home offices, or guest accommodation. Upon entering, you are welcomed by a spacious and well-appointed kitchen, thoughtfully positioned at the front of the property, while to the rear, a bright and inviting lounge/diner overlooks the garden—creating an ideal setting for both elegant entertaining and relaxed family living. A convenient ground floor WC further enhances everyday practicality.

Upstairs, the property continues to impress with three well-appointed bathrooms, including two stylish en-suite shower rooms. A further family bathroom on the upper level ensures comfort and ease for busy mornings, perfectly accommodating larger households.

Externally, the generous private garden provides a wonderful extension of the living space—ideal for al fresco dining, children's play, or simply unwinding in a peaceful outdoor setting. Situated within a secure gated development, the property benefits from an added sense of privacy, safety, and community.

Further enhancing its appeal, the home offers off-street parking for up to three vehicles—a rare and valuable feature that caters effortlessly to both residents and visitors alike.

Perfectly positioned for convenience, the property is within easy reach of Hertford town centre, offering a wide range of shops, restaurants, and amenities, while Hertford North train station provides excellent transport links into London—ideal for commuters.

This is more than just a house; it is a refined and versatile home offering an enviable lifestyle in a well-connected and family-friendly location. Early viewing is highly recommended to fully appreciate



Entrance Hall

Kitchen 11'9" x 8' (3.58m x 2.44m)

Lounge/Diner 15'3" x 15'2" (4.65m x 4.62m)

Downstairs WC

First Floor Landing

Bedroom 15'2" x 11'4" (4.62m x 3.45m)

En-Suite

Bedroom

15'10" x 9'10" narrowing to 6'10" (4.83m x 3.00m narrowing to 2.08m)

En-Suite

Second Floor Landing

Bedroom 15'1" x 10'6" (4.60m x 3.20m)

Bathroom

Bedroom

13'1" x 7'8" in to wardrobe (3.99m x 2.34m in to wardrobe)

Bedroom 8' x 6'11" (2.44m x 2.11m)

Rear Garden

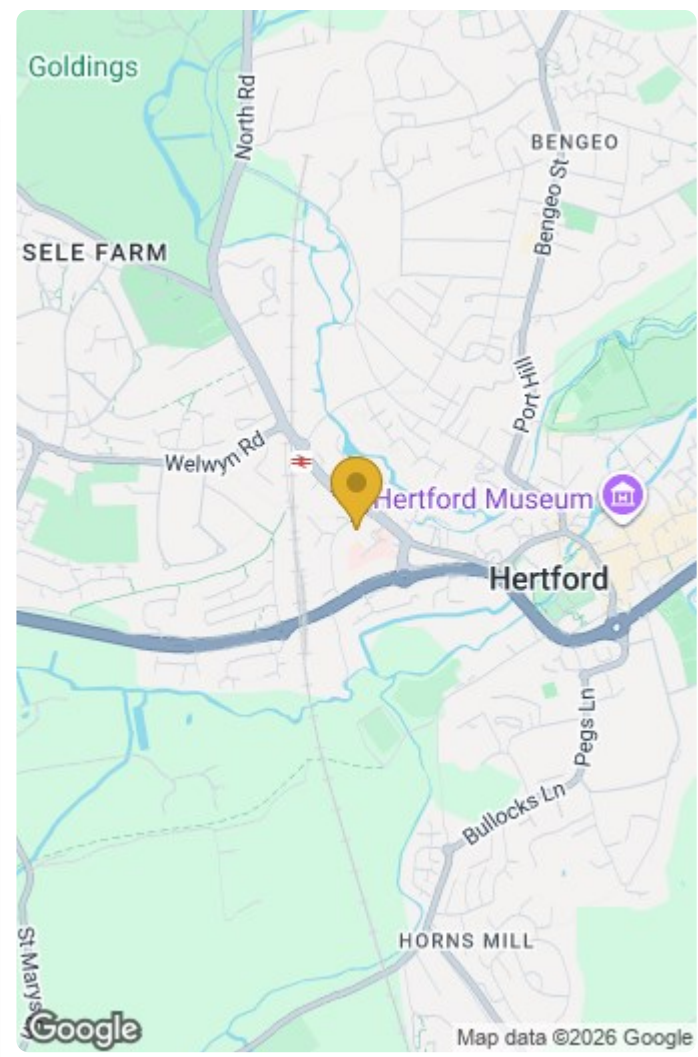
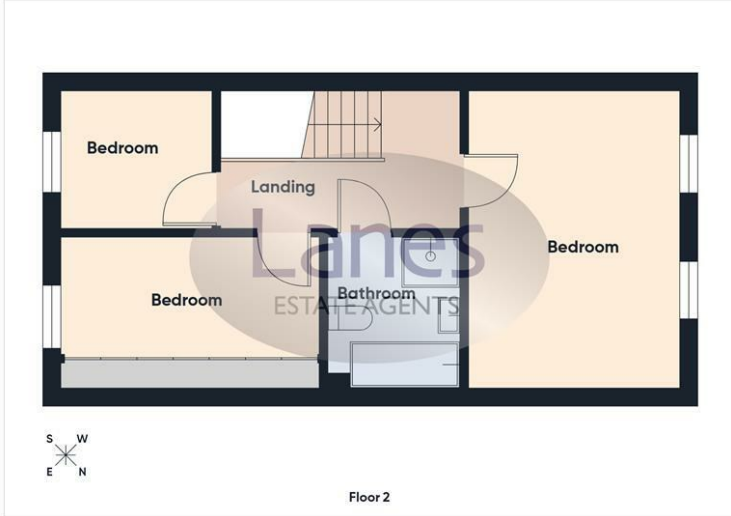
Side access and space for timber shed

REFERENCE

CH2102 LANES HERTFORD ESTATE AGENTS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

