



Florence Court North Road, Hertford, SG14 1NR  
£740,000



# Florence Court North Road, Hertford, SG14 1NR

VENDOR SUITED - CHAIN FREE!

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.



**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**

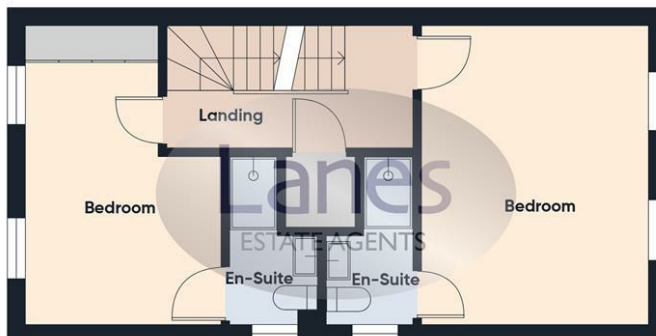
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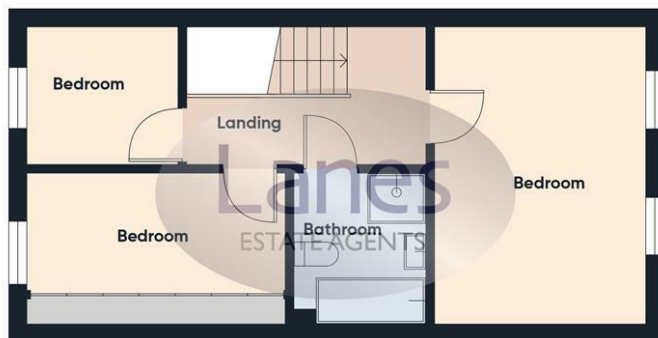




Floor 0



Floor 1



Floor 2

#### 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.



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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