

27 Nursery Way  
Hertford, Hertfordshire SG14 3FJ  
£2,900







## 27 Nursery Way Hertford, Hertfordshire SG14 3FJ

Welcome to this stunning modern home located in the desirable private development of The Stiles, Upper Bengeo, Hertford. This exceptional property, built just three years ago, offers a perfect blend of contemporary design and comfortable living, providing a very modern feel throughout.

Bedrooms: 4 (3 double bedrooms, 1 single bedroom)

Bathrooms: 3 (including downstairs WC & an en-suite shower room)

Parking: Driveway with EV Charging Point, dedicated guest parking space and a garage

Garden: Good-sized private garden

Availability: Move-in ready at the beginning of June 2025

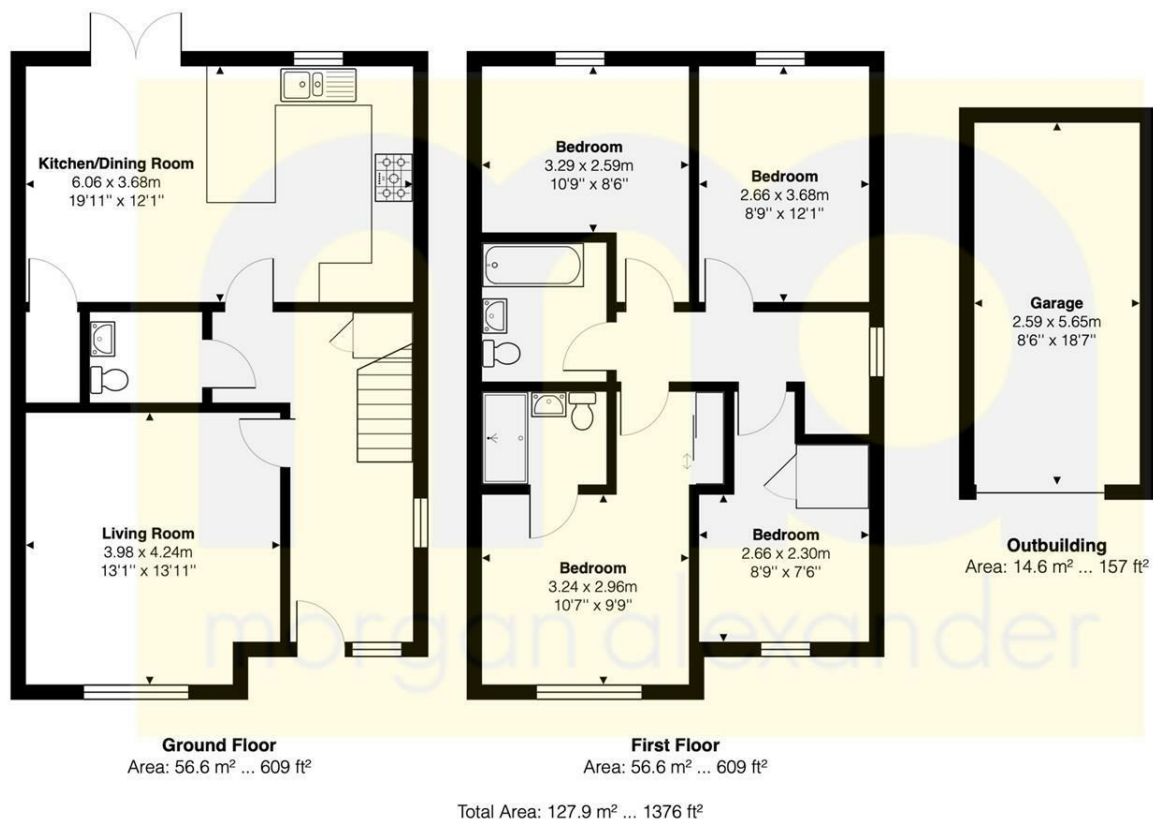
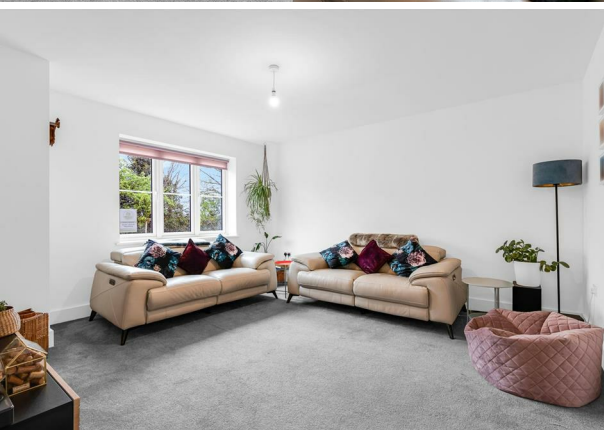
Downstairs Layout::

Upon entering, you are greeted by a spacious and inviting atmosphere. The ground floor features a large separate living room, perfect for relaxation and entertaining. A convenient WC is also located on this level.

The heart of the home is the expansive kitchen/diner, which comes fully equipped with integrated appliances and white goods, making it ideal for culinary enthusiasts. The dining area boasts elegant doors that open up to a well-sized garden, seamlessly blending indoor and







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

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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