

156 The Avenue
Hertford, SG14 3DX
Guide price £1,799,995

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Behind its handsome rendered and brick façade lies a family home of exceptional quality, blending luxury finishes with versatile living across three floors.

Set back from the road, a sweeping paved and gravel driveway creates an impressive arrival with ample parking.

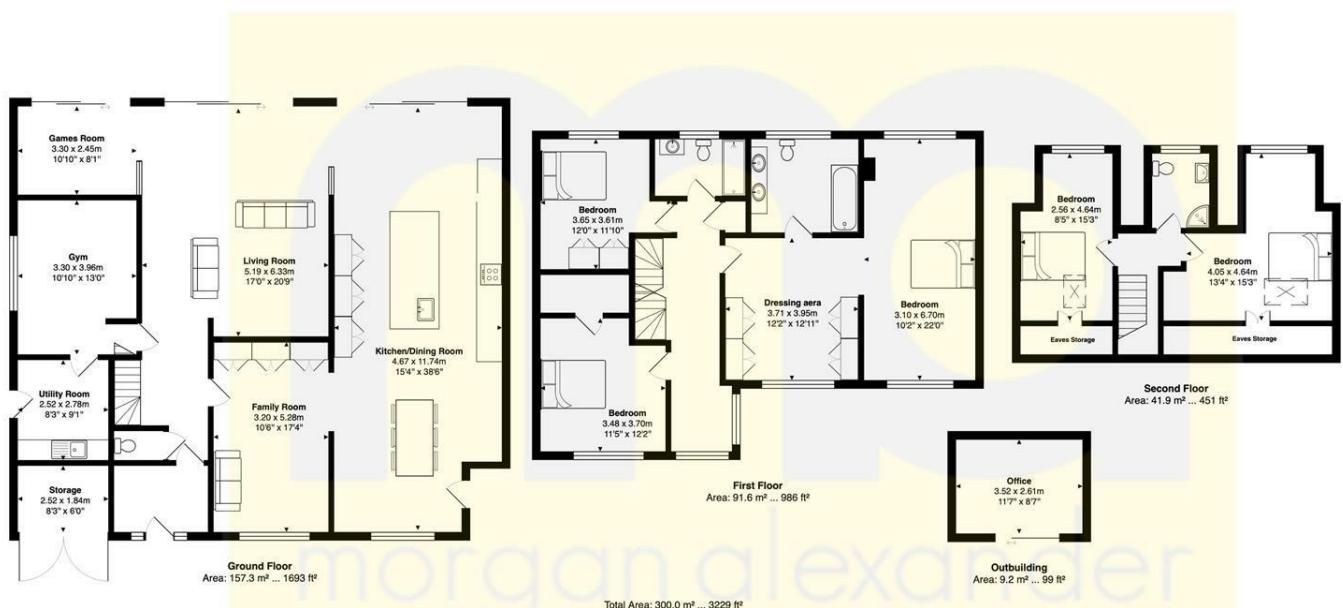
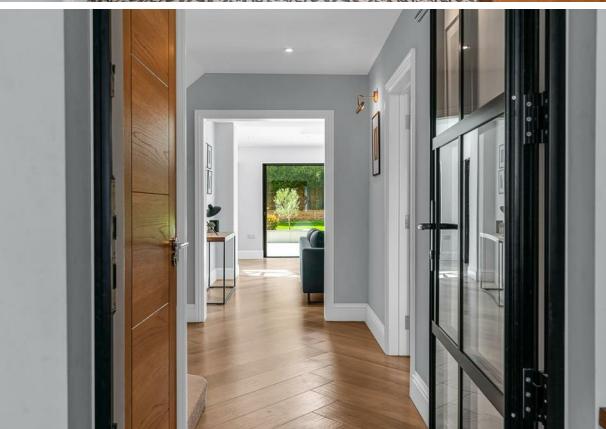
Ground Floor

The welcoming boot room with bespoke storage leads into a spacious hallway with cloakroom/WC and feature-lit wine cupboard. At the front, the family snug includes fitted cabinetry, while the showpiece is the spectacular kitchen/breakfast/family room: a hand-painted oak kitchen with Siemens ovens, Neff induction hob, Quooker tap, double pantry, wine fridge and Fisher & Paykel fridge freezer. A large island, dining area with rooflight, and triple sliding doors connect seamlessly to the landscaped gardens. The adjoining living room features Velux windows, a wood-burning stove and sliding doors. A games room/playroom with air con, gym with mirrored walls, and utility complete this level. Zoned underfloor heating, Karndean flooring and Philips Hue lighting run throughout.

First Floor

The principal suite offers a vaulted ceiling, dressing area and en-suite shower room in Forcrete microcement. Two further doubles share a luxurious family bathroom with walk-in shower and bath. All bedrooms have ducted Panasonic air con, wooden shutters and blackout blinds.





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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) 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		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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