

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.

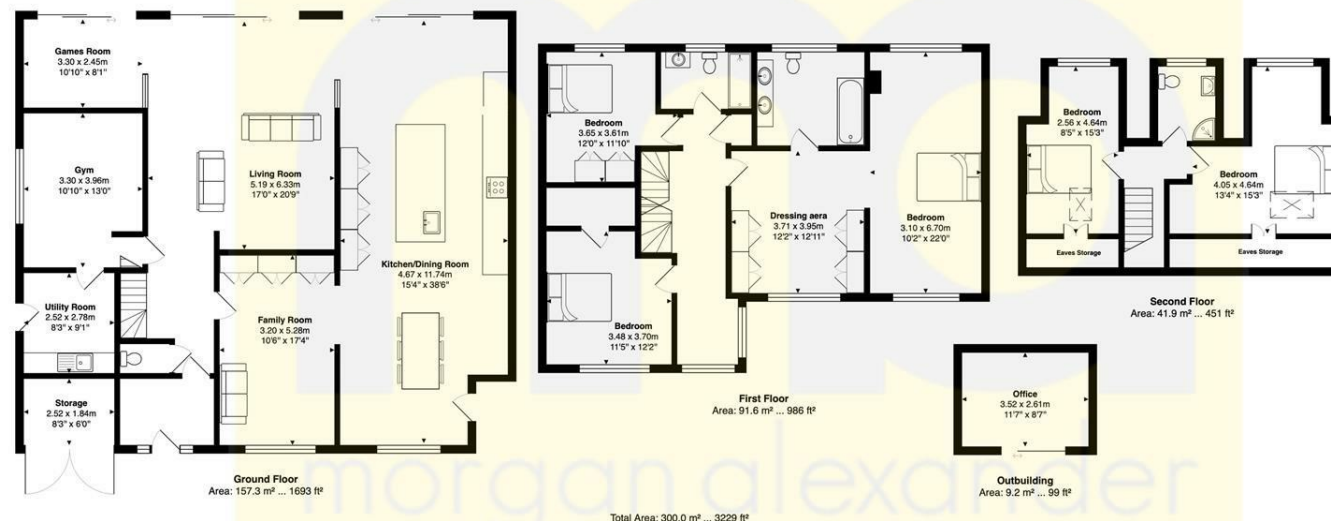
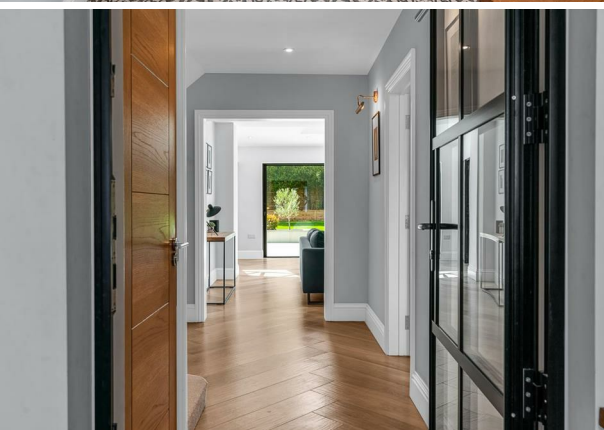
Ground Floor

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

PROPERTY MISDESCRIPTIONS ACT 1991

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