

78 Taplow Avenue
Hertford, Hertfordshire SG14 2FZ
Guide price £875,000





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Set within the sought-after Blakemore Manor development off Thieves Lane, this exceptional family home combines modern practicality with elegant design.

A welcoming entrance hall with understairs storage leads to a cloakroom/WC and staircase to the first floor. The heart of the home is a stunning open-plan kitchen/dining/family room, fitted with high-spec cabinetry, integrated appliances, and sleek stone-effect work surfaces. Twin bay windows fill the space with light, creating the perfect setting for everyday living and entertaining. A separate utility room offers added convenience and direct garden access.

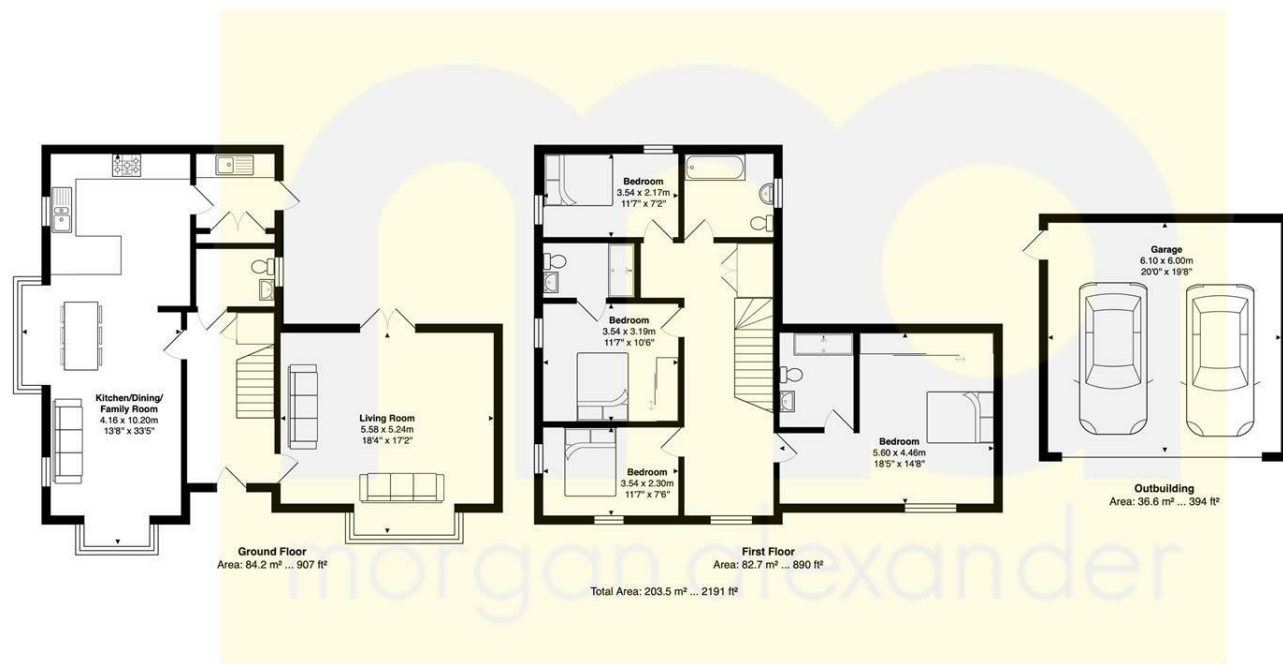
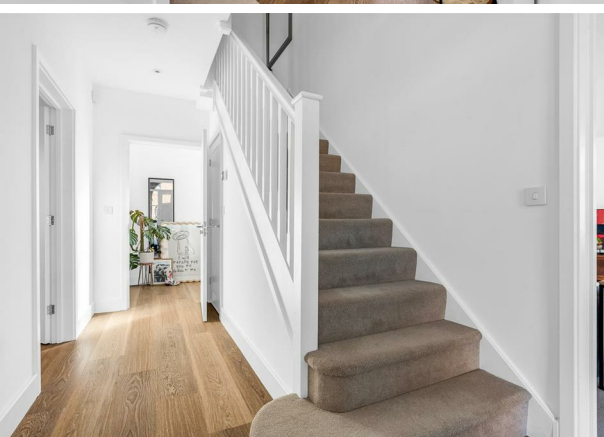
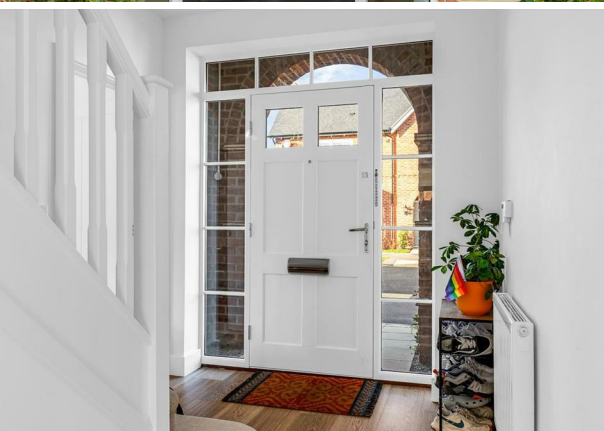
The spacious living room features a large bay window and French doors opening to the rear garden, blending indoor and outdoor living seamlessly.

Upstairs, the principal bedroom suite includes fitted wardrobes and a luxurious en-suite shower room. The guest bedroom also has an en-suite and built-in storage, while two further bedrooms and a beautifully appointed family bathroom complete the floor.

Outside, the landscaped rear garden offers a private retreat with a paved terrace for alfresco dining, gravel seating area, and lawn. A detached double garage and driveway provide ample parking.

With over eight years remaining on the NHBC warranty, this home ensures peace of mind and contemporary comfort.





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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are 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			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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