



## 9 Labby Green Close, Hertford, SG14 2FY

### Guide Price £1,250,000



OFFERED CHAIN FREE!

Welcome to Labby Green Close, a truly exquisite residence located in the highly sought-after village of Cole Green constructed in 2020. This luxurious property offers an exceptional standard of living, blending modern sophistication with timeless elegance in a tranquil setting.

Upon entering, you are greeted by a grand entrance hall with high ceilings flowing with natural light and stunning finishes throughout. The spacious open-plan living area is perfect for both entertaining and family life, featuring a log-burner seamlessly integrated into the exposed brick divider wall and bi-folding doors which offers both access to and breathtaking views of the beautiful gardens. The gourmet kitchen is a chef's dream, complete with high-end appliances to include Rangemaster six burner gas cooker, integrated Siemens dishwasher and wine cooler along with large Fisher &

- OFFERED CHAIN FREE!
- Underfloor heating throughout
- Air conditioning system installed to kitchen/living area and main bedroom
- Large driveway and garage with electric door
- Brandt Design kitchen with Quartz stone worktop and a range of quality appliances
- Sonos ceiling speaker system to kitchen/living area and main bedroom
- Landscaped garden
- Expansive workspace which has been converted to a games/cinema room

