

4 Jenningsbury Court London Road  
Herford, SG13 7NS  
£1,350,000





## 4 Jenningsbury Court London Road Hertford, SG13 7NS

Situated within the exclusive private development of Jenningsbury Court, this exceptional four-bedroom barn conversion offers an impressive blend of character, space, and modern living, with the added benefit of being offered chain free.

Extending to approximately 2,335 sq ft, the property provides versatile and well-proportioned accommodation arranged over two floors. The ground floor is centred around a substantial open-plan kitchen, ideal for both everyday living and entertaining, alongside a generous living room with excellent natural light. The ground floor also benefits from two well-proportioned bedrooms, a separate study, a utility room, and ample storage throughout.

On the first floor, there are two further bedrooms, including a spacious principal bedroom, complemented by bathroom facilities and additional storage. This balanced layout offers excellent flexibility for family living, guest accommodation, or those working from home.

A particularly notable feature is the self-contained annex, providing additional living space ideal for guests, extended family, or potential ancillary use.

Externally, the property truly excels, boasting a substantial and highly private garden, offering a rare level of seclusion and outdoor space ideal for entertaining, families, or those seeking a quieter lifestyle. The property further benefits from parking for up to four vehicles.

The property is conveniently located a short distance from Hertford town centre, which offers a wide range of shops, restaurants, and local amenities. Hertford East station is also within easy reach, providing direct rail links into London Liverpool Street.

This unique home combines the charm of a barn conversion with generous internal and external space, set within a sought-after private development, making it an ideal purchase for buyers seeking both character and practicality.





**Approximate Gross Internal Area 2335 sq ft - 217 sq m**

Ground Floor Area 1662 sq ft – 154 sq m

First Floor Area 673 sq ft – 63 sq m



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	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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