

13 Westfield Road  
Herford, Herfordshire SG14 3DL  
£900,000

**ma**  
morgan alexander





## 13 Westfield Road Herford, Hertfordshire SG14 3DL

CHAIN FREE – A well-positioned four-bedroom home located within the highly sought-after area of Bengoe, offering balanced accommodation and excellent access to Herford town centre, well-regarded schooling and Hartham Common.

Set within a quiet and established road, the property provides a strong sense of community while remaining within easy reach of Herford's amenities, including independent shops, cafés, restaurants and leisure facilities.

The accommodation is arranged over two floors and offers a practical, versatile layout suited to both family living and professional purchasers. The ground floor comprises a central entrance hallway with cloakroom/WC, leading to a principal reception room to the front. To the rear, an extended second reception or dining room provides flexible living space, ideal for entertaining or day-to-day use. The kitchen overlooks the garden and offers direct access outside, creating a natural focal point to the home.

To the first floor, a central landing provides access to well-proportioned bedrooms, served by a family bathroom. The layout offers scope for reconfiguration or enhancement, subject to the usual consents.

Externally, the property benefits from a private south-facing rear garden. A substantial outbuilding, currently used as a garden office with power and lighting, provides an ideal work-from-home environment. A further detached shed offers additional storage.

To the front, there is a driveway providing off-street parking and access to the garage.





**Approximate Gross Internal Area 1594 sq ft - 148 sq m**

**(Excluding Garage & Outbuilding)**

Ground Floor Area 859 sq ft – 80 sq m

First Floor Area 735 sq ft – 68 sq m

Garage Area 447 sq ft – 42 sq m

Outbuilding Area 130 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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