

5A North Road
Herford, SG14 1LN
Guide price £625,000





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Upon entering the home, you are welcomed by a well-proportioned entrance hall with stairs rising to the first floor. The ground floor offers excellent flexibility, comprising a generous bedroom with en-suite shower room, alongside a further room currently utilised as a dining space but equally suited as an additional bedroom or home office. A fitted utility room completes this level, providing both convenience and additional storage.

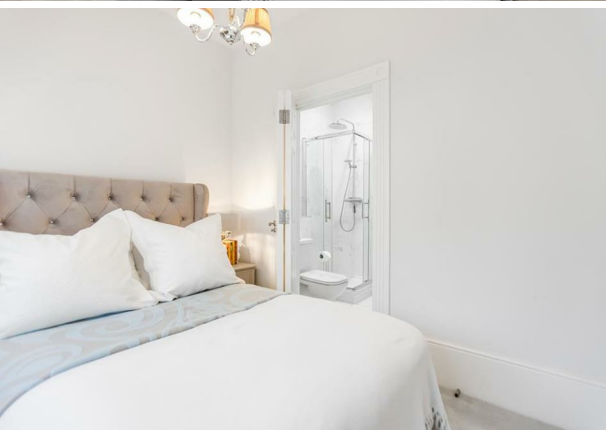
The principal living accommodation is arranged on the first floor, where the home truly comes into its own. The elevated open-plan kitchen, dining and living space is bathed in natural light from its dual aspect, creating a bright and inviting atmosphere. Designed with both style and function in mind, the kitchen features sleek cabinetry, Silstone worktops and a full range of integrated appliances. The continuation of wood-effect flooring enhances the contemporary feel, while sliding doors open onto a private balcony, offering an ideal setting for relaxing or entertaining.

The top floor hosts the remaining bedrooms, including an impressive principal suite complete with ensuite shower room. A further well-sized bedroom, also benefitting from its own ensuite, provides excellent accommodation for guests or family members.

Externally, the property benefits from a private parking space positioned behind secure gates, adding an element of exclusivity and peace of mind.

Perfectly located within easy reach of Hertford's vibrant town centre, the property enjoys close proximity to an array of boutique shops, restaurants, bars and everyday amenities, including Marks & Spencer and Tesco. Hertford is also renowned for its excellent transport connections, with both Hertford North and Hertford East stations providing direct access into London, making this an ideal choice for commuters.





Approximate Gross Internal Area 1136 sq ft - 106 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m

Second Floor Area 364 sq ft – 34 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		England & Wales			
EU Directive 2002/91/EC		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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
 Tel: 01992 248028
westley@morgan-alexander.co.uk