

77 Queens Road
Herford, Herfordshire SG13 8BJ
£3,300

ma
morgan alexander





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A beautifully extended four double bedroom detached family home offering well-balanced and spacious accommodation, on a generous plot within walking distance to Herford town centre and Herford East & North stations servicing London.

The ground floor comprises a welcoming reception hall with convenient under-stairs storage, staircase leading up to the first floor and access to the ground floor WC. A cosy lounge is located at the front of the house with a bay window and wooden flooring which extends the whole ground floor. Double doors open into the dining room which also has sliding patio doors to the garden. From the dining room there is access to the kitchen and a charmingly unique, hexagonal family room with amazing views over the garden and farmland to the rear. There are floor to ceiling windows which provide ample natural light and French doors which lead out to the garden.

The fitted kitchen is bespoke with sleek white and light grey units and quartz work tops, statement overhead lighting, and an attractive tiled backsplash. There is a breakfast bar creating a seating area and French doors provide access to the garden. A door from the kitchen leads to the integral garage which is set up as a spacious utility room. The installed electric garage door can be opened by either a fob or keypad entry.

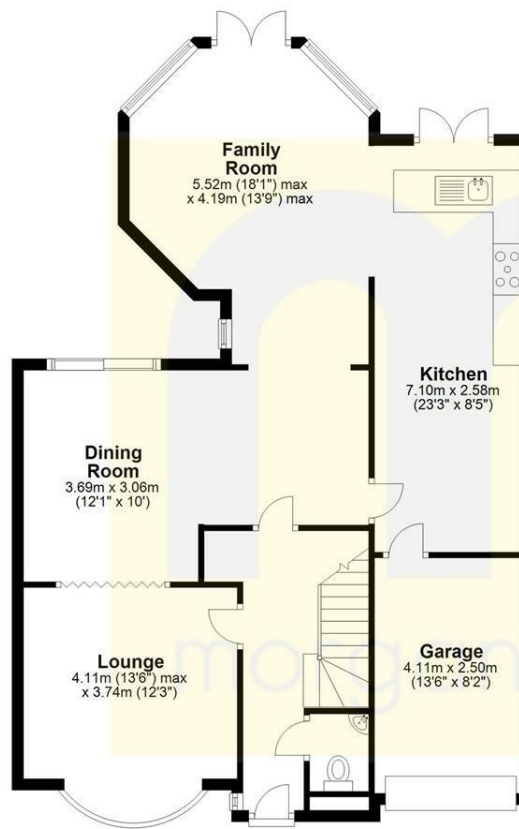
On the first floor there are four well-proportioned bedrooms with the master bedroom having a spacious separate dressing room and newly installed en-suite with walk in shower. There is a luxury family bathroom and a separate shower room.

The front of the property and drive for two cars is screened from the road by a low brick wall which also acts as a planter. A side path leads to a gate to the rear of the property. The rear garden is fully enclosed and private with two terraced patio areas providing excellent spaces for outside dining and entertaining. A large lawn area is edged with trees and flowerbed borders. At the bottom of the garden is an

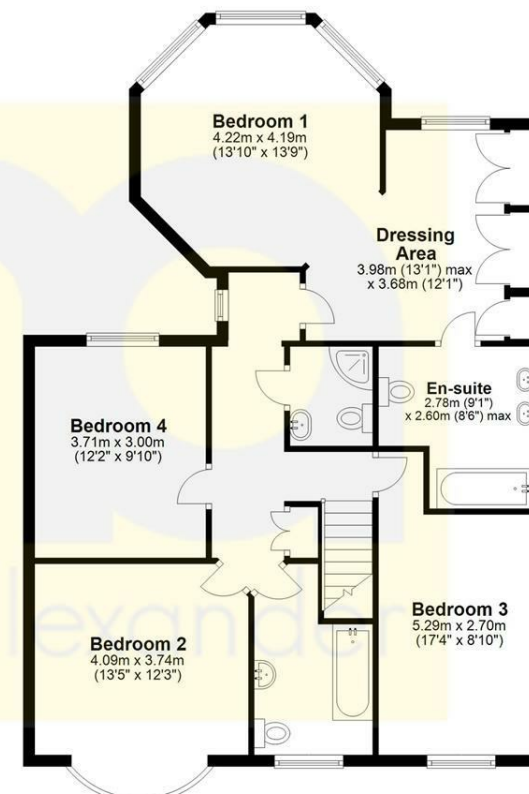




Ground Floor
Approx. 93.5 sq. metres (1006.4 sq. feet)



First Floor
Approx. 91.5 sq. metres (984.4 sq. feet)



Total area: approx. 185.0 sq. metres (1990.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
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 an 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.

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		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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