

38 Fanshawe Street  
Herford, Hertfordshire SG14 3AT  
Guide price £845,000

**ma**  
morgan alexander





## 38 Fanshawe Street Herford, Herfordshire SG14 3AT

The property makes the most of the impressive rooms and spectacular features, enjoying a feel of a much larger period property and has been renovated to a high standard. The house features fitted sash windows, fireplace and ornate mouldings giving it a charming, homely feel.

The house is entered at street level with pathway leading you up to the storm porch with pretty partly glazed front door, into the hallway which is flooded in natural light and enjoys wooden flooring, stairs to the first floor and access to the cloakroom/WC. A beautiful living room is at the front of the house with features parquet flooring, fireplace and a large sash bay window which overlooks the pleasing street scene. This room is open plan to the dining room with window to the side, parquet flooring and opening to the kitchen.

The kitchen/breakfast room is a wonderful space – it's very well planned and equipped with fitted units and granite work surfaces. The side extension this has been intelligently designed forming the social heart of the home, offering natural light from the Velux windows and access to the garden through the glazed door.

Upstairs, on the first floor is a large landing giving access to all rooms and second floor. On this level is three good size bedrooms and the family bathroom. The top floor forms the loft extension which has been a real success, and now offers a generous bedroom with dual aspect views and built-in storage.

Set back nicely from the road the house sits behind a walled front garden with pathway to the front of the house and side access to the rear garden.

The rear garden is an amazing feature, extensively remodelled to offer paved terrace areas leading out from the kitchen/breakfast/family room and a good size artificial lawn area.

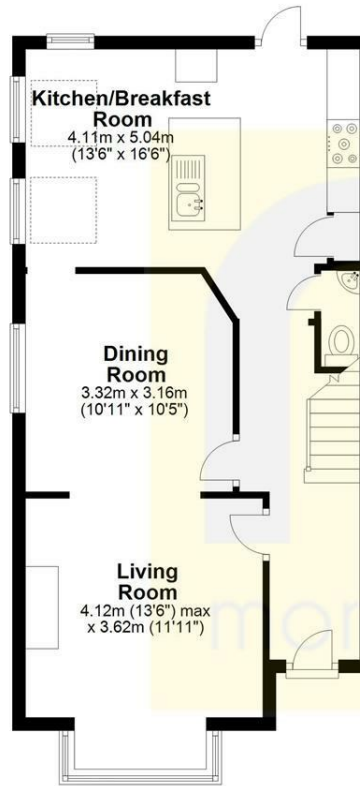


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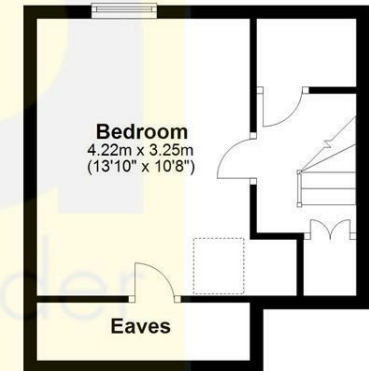
**Ground Floor**  
Approx. 51.4 sq. metres (553.1 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.9 sq. feet)



**Second Floor**  
Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 sq. feet)

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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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

**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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