

31 Sele Road
Herford, Herfordshire SG14 1NG
Guide price £625,000





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A stunning and thoughtfully extended three bedroom home located in the desirable Sele Road, Herford. Situated just moments away from Hertford North Train Station, which provides excellent transport links to London, this property offers convenience and connectivity at its finest. Boasting an impeccable finish, thanks to the dedicated efforts of its current owners, this residence provides a truly remarkable living experience. One of its standout features is the presence of two delightful gardens, ensuring ample space for outdoor enjoyment and relaxation.

As you step inside, you are greeted by an inviting and spacious interior. Upstairs, the house offers three well-proportioned bedrooms, a family bathroom and ensuite to master bedroom.

Downstairs, the property showcases a large and contemporary kitchen/diner. This space has been thoughtfully designed with modern living in mind, offering an open-plan layout that seamlessly blends culinary activities and dining experiences. The inclusion of bifold doors leading to the rear garden further enhances the sense of connection between indoor and outdoor spaces, allowing for a harmonious flow of natural light and fresh air.

In addition to the kitchen/diner, the ground floor encompasses a utility room, providing practicality and convenience for everyday chores. A generously sized living room serves as a versatile space, ideal for relaxation and entertainment. Furthermore, a downstairs WC adds an extra touch of convenience and completes the ground floor layout.

The property benefits from its proximity to Hertford North Train Station, offering easy access to London and other destinations. This prime location ensures that commuting and travel are made effortlessly convenient for residents. Outside there is parking for several cars

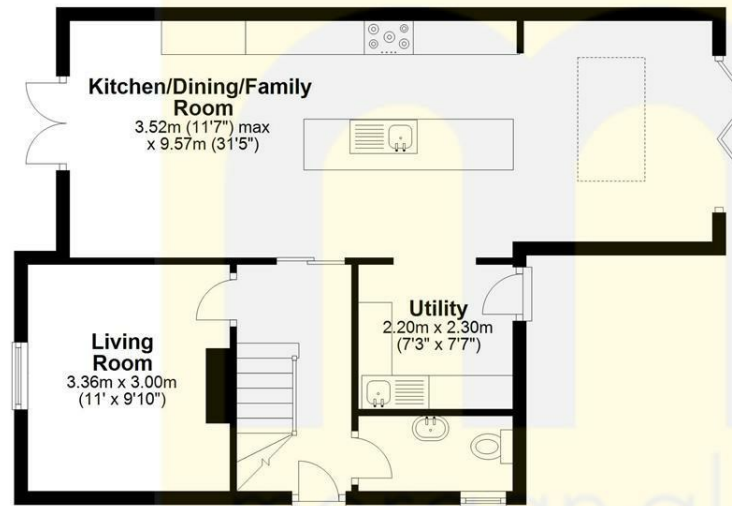


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RIVINE WELSH
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HEALING FOODS
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DISHOOM



Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 106.7 sq. metres (1148.6 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.

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