

191 Ware Road  
Herford, Herfordshire SG13 7EQ  
£2,995

**ma**  
morgan alexander





## 191 Ware Road Herford, Herfordshire SG13 7EQ

Experience luxurious living in a beautifully refurbished 4/5 bedroom Edwardian semi-detached home in Herford's prime Ware road location—ideal for top schools, amenities, and Herford East train station. Meticulously designed for modern family life, this character-rich property offers an elegant blend of style and comfort.

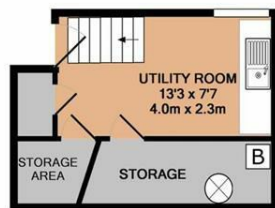
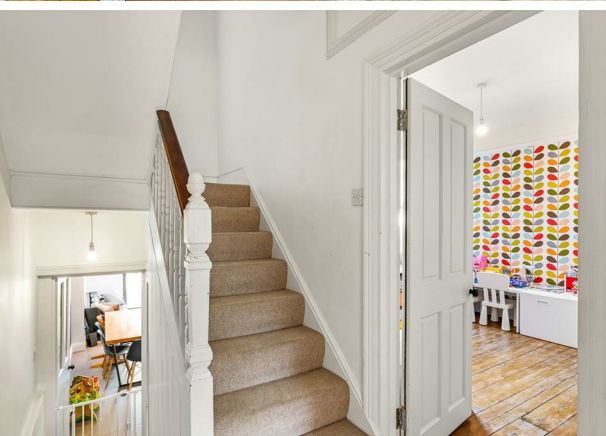
Step onto original wooden flooring in the welcoming entrance hall, leading to a cozy living room and versatile fifth bedroom or office space. The kitchen is a chef's dream, boasting high-end appliances, underfloor heating, and bi-fold doors that open to a charming patio and garden—perfect for outdoor dining and relaxation.

Upstairs, find airy double bedrooms and designer shower rooms, culminating in a top-floor sanctuary featuring a sumptuous main bedroom, family bathroom, and loft-converted office space.

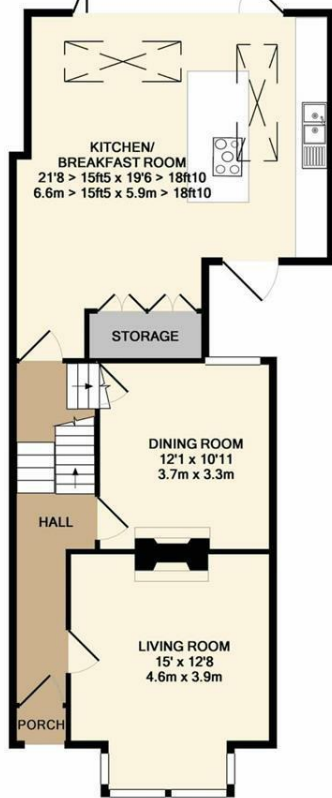
Exterior amenities include a smart alarm system, gated garden with lawn and shed, and convenient off-road parking.

Marketed by Morgan Alexander, this property offers the pinnacle of luxurious living. Secure your dream home today!





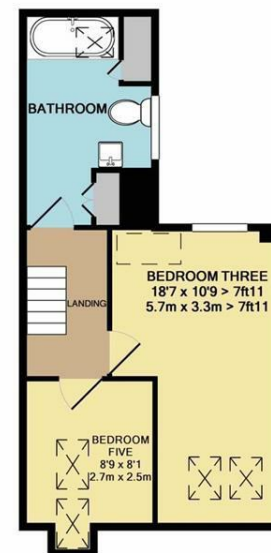
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 187 SQ. FT.  
(17.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 778 SQ. FT.  
(72.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ. FT.  
(52.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 405 SQ. FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1938 SQ. FT. (180.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

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

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



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