

21 Queens Road  
Herford, SG13 8AZ  
Guide price £945,000

**ma**  
morgan alexander







## 21 Queens Road Hertford, SG13 8AZ

On entering the home, there is a welcoming entrance hall with convenient under-stairs storage, staircase leading up to the first floor and access through to the main living rooms.

A lounge is located at the front of the house with a bay window and feature fire place. The dining room is at the back of the home with French doors leading to the garden.

The fitted kitchen leading to a breakfast room with space for a table. A door from there leads to a rear lobby with access to the cloakroom/WC, sliding doors and a further door leads out to the garden.

On the first floor there are four bedrooms and a shower room and a separate cloakroom/WC.

The insulated loft with light offers potential to convert into further accommodation.

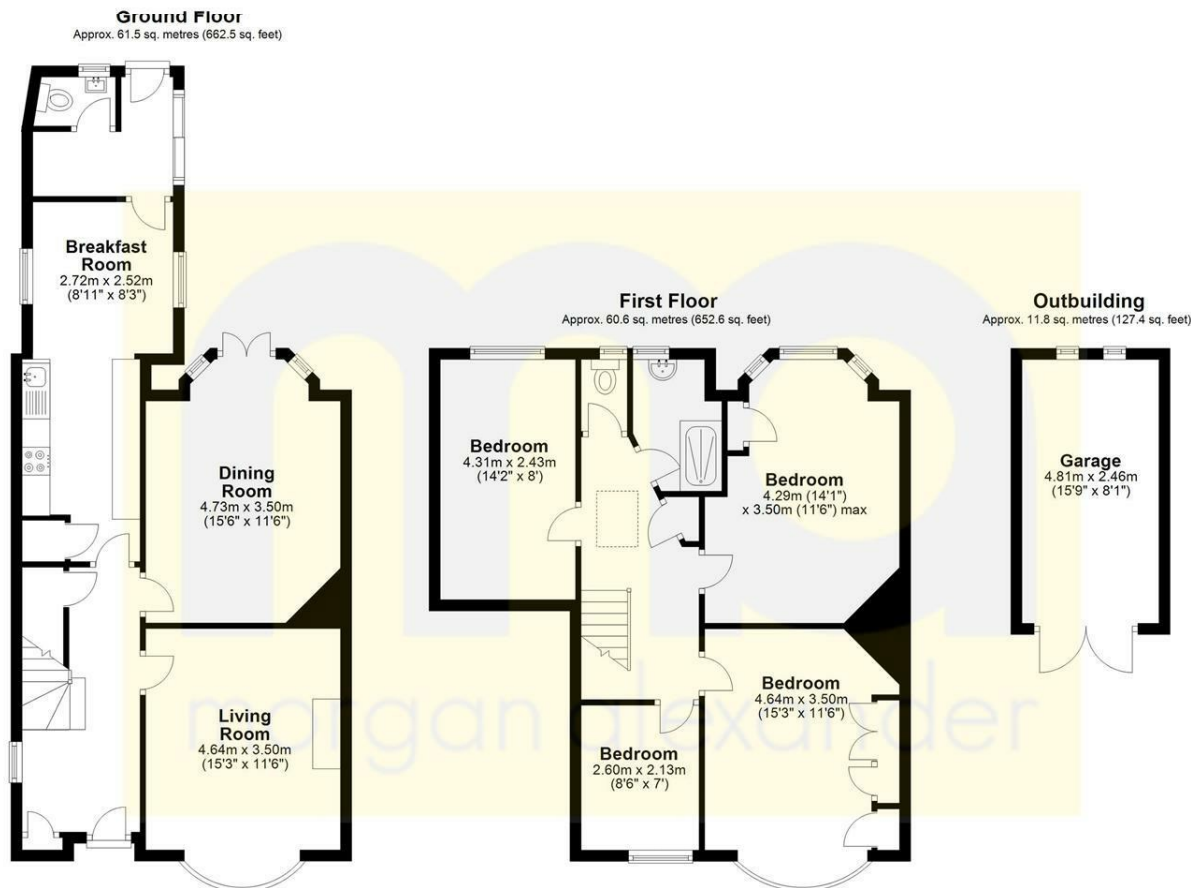
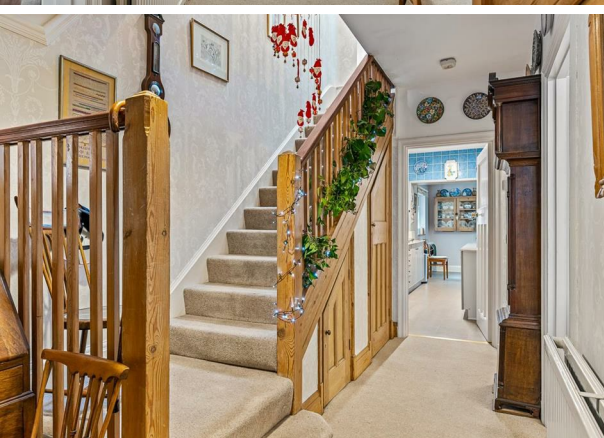
The front of the property and drive are screened from the road by a brick wall and hedging. The front paved driveway provides off street parking and a shared driveway leads to a garage and access to the garden.

The rear garden extends to approximately 120ft is fully enclosed and private with a terraced patio area. There is a good size lawn area, screened by mature trees, shrub and flowerbed borders providing a good degree of privacy. There is a further terrace area towards the rear of









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		
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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