

**83 Queens Road  
Herford, SG13 8BJ  
Offers in excess of £950,000**

**ma**  
morgan alexander





## 83 Queens Road Herford, SG13 8BJ

Upon entering, you are welcomed by a bright and inviting entrance hall with wooden flooring flowing seamlessly through to the kitchen. There is useful under-stairs storage, a staircase rising to the first floor, and access to the principal reception rooms.

To the front of the property is a charming front room featuring a bay window and an attractive fireplace, creating a warm and comfortable living space. To the rear, the extended living room provides an excellent entertaining area, with French doors opening directly onto the garden and allowing for an abundance of natural light.

The kitchen is well-appointed with a range of fitted units, granite work surfaces, and ample storage. It opens through to the dining area, providing space for a table and a sociable layout ideal for modern family living. A door also leads directly out to the garden.

The first floor comprises a generous principal bedroom with built-in wardrobes and an en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom.

Externally, the property is set back from the road and screened by a brick wall and mature hedging, offering a good degree of privacy. The driveway provides off-street parking.

The rear garden is a particular feature of the home, extending to a good size and enjoying a private, enclosed aspect. A terraced patio area provides an ideal space for outdoor dining, leading onto a well-maintained lawn bordered by mature trees, shrubs, and flowerbeds. To the rear of the garden is an additional seating area, perfectly positioned to take in the attractive views over adjoining fields.





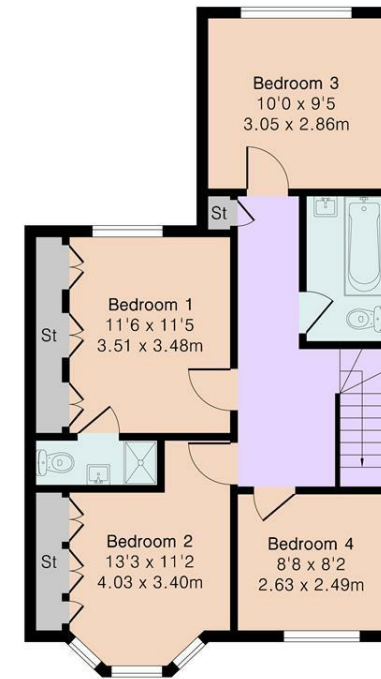
# Approximate Gross Internal Area 1347 sq ft - 125 sq m

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 618 sq ft – 57 sq m



Ground Floor



First Floor

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			
England & Wales		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			
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.

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



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)