

8 Parkhurst Road  
Herford, SG14 3AZ  
Guide price £650,000

**ma**  
morgan alexander





## 8 Parkhurst Road Hertford, SG14 3AZ

The moment you step inside there is an immediate sense of quality and finish throughout the home.

At the front of the property is a beautifully proportioned living room with a dual aspect that fills the space with natural light. A log burner creates a cosy focal point, while built in cabinetry to the chimney breast recesses and wooden flooring add warmth and character.

To the rear sits the impressive kitchen/dining room, forming the heart of the home. The kitchen is fitted with a range of modern built in units and a central island that provides additional preparation space and informal seating. The dining area overlooks the garden and comfortably accommodates a dining table, making it ideal for both everyday living and entertaining. A skylight draws natural light into the room, while bifolding doors open directly onto the garden, creating a seamless connection between inside and out.

A useful lobby area sits just off the dining space, providing access to a ground floor cloakroom/WC and a side door leading to the front of the property.

On the first floor the landing provides access to a built in storage cupboard. The main bedroom features built in wardrobes and a charming cast iron fireplace. There are two further bedrooms along with a well appointed shower room serving the floor.

Externally the rear garden provides a private space to relax and enjoy. A terrace extends directly from the house, ideal for outdoor dining and entertaining.

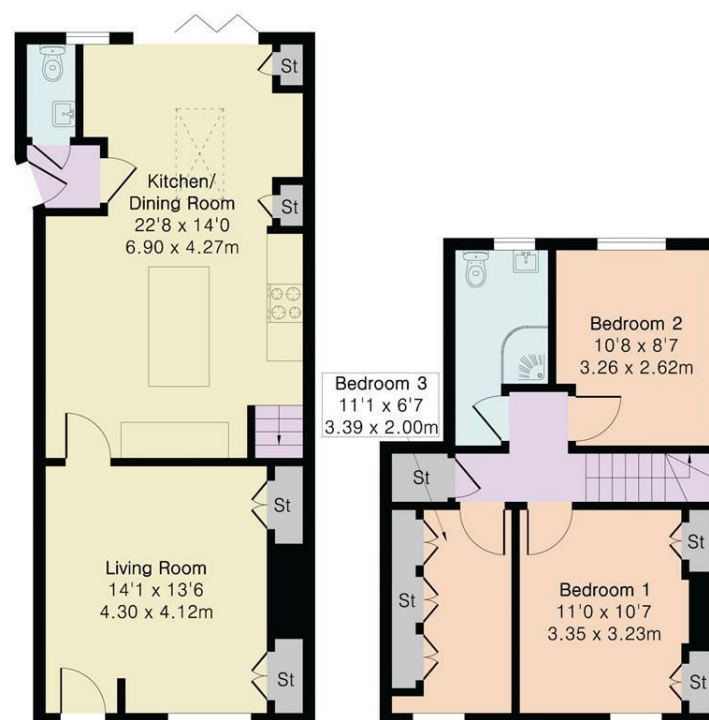




**Approximate Gross Internal Area 931 sq ft - 87 sq m**

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 407 sq ft – 38 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.

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