

56 St. Leonards Road  
Herford, SG14 3JW  
Guide price £730,000





## 56 St. Leonards Road Herford, SG14 3JW

CHAIN FREE – With stunning views across Bengo Cricket Club, is this spacious and extended three-bedroom family home, enjoying an excellent accommodation, arranged over two floors, boasting generous room proportions and located within this well regarded and popular residential area close by to Hartham Common.

On the ground floor there is a large kitchen diner finished to a high standard with a central island, a range of built-in appliances and French doors leading out to the garden. The lounge is positioned at the front of the property with a window overlooking the front and double doors leading to the kitchen. The welcoming entrance hall offers access to the cloakroom/WC and stairs to first floor.

The property benefits from three bedrooms and family bathroom.

The loft with a pull down ladder has been fitted out as an additional space, with built-in storage cupboard and eaves storage.

To fully appreciate both the size and quality of this house, an interior viewing is highly recommended.

Externally, the North facing rear garden is a good size. It does offer paved terrace areas, a good expanse of lawn and hedges, thus maintaining a good degree of privacy. The property also features a resin driveway and single garage. A nice feature is the property backs onto Bengo Cricket Club.





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	

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