

121 Cromwell Road  
Herford, SG13 7DP  
Guide price £899,995





## 121 Cromwell Road Herford, SG13 7DP

Originally built in the 1930s, the property extends to approximately 2,239 square feet of versatile living accommodation, perfectly suited to modern family life while retaining the charm and proportions of its era.

An inviting entrance porch leads through to a generous reception hall which immediately sets the tone for the rest of the home. From here, a well proportioned dining room sits to one side, ideal for both everyday use and formal entertaining, while a spacious lounge lies to the other. This delightful room features an open fireplace and sliding doors opening onto the terrace, creating a natural connection between the house and garden and providing the perfect space for relaxing or hosting guests.

The fitted kitchen is well arranged with built in appliances and offers ample workspace and storage, serving as the practical heart of the home.

The bungalow provides four excellent bedrooms, giving flexibility for family living, guest accommodation or home working. A family bathroom serves the main accommodation, while one bedroom benefits from its own en suite. On the first floor, the bedroom has a dressing room that includes a toilet and hand wash basin, adding further convenience.

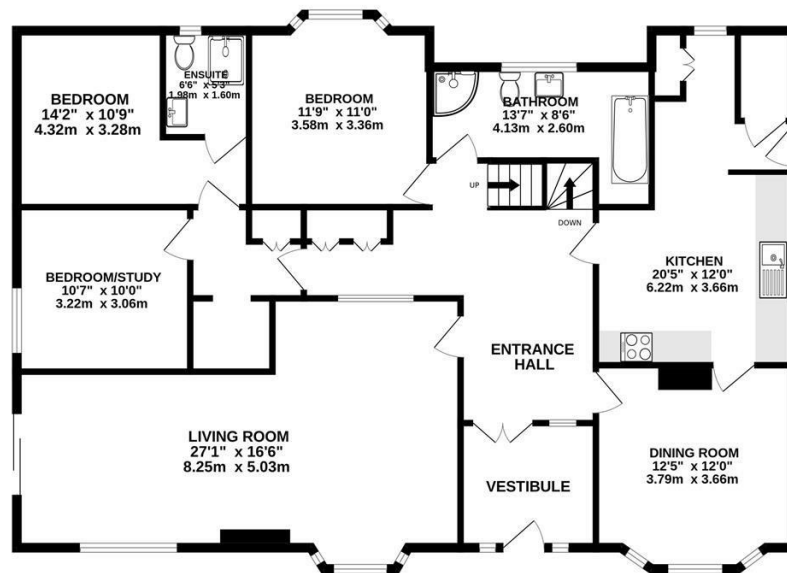
The interiors have been well maintained throughout and offer a warm and welcoming feel, ready for a new owner to personalise to their own taste.

Externally, the property is complemented by a lovely well maintained garden and ample parking for several vehicles. The surrounding scenery is particularly attractive, with nearby allotments and open views enhancing the sense of space and tranquillity.

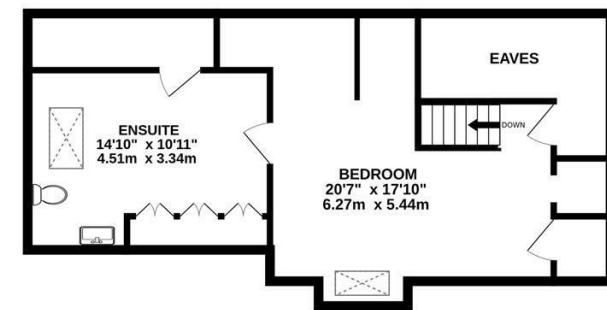




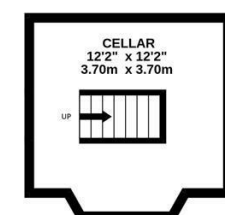
GROUND FLOOR  
1518 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



BASEMENT  
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 2239sq.ft. (208.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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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