

8 Harrison Lane
Herford, SG13 8FE
Guide price £735,000





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Situated in a prominent position with views of fields and gardens, this magnificent property offers modern style with lovely decorated interiors.

The arrangement of the principal rooms are all set off by an impressive reception hall making this an ideal layout for both entertaining and day to day living.

A bespoke kitchen / breakfast room is a triumph in its design from the eye-catching granite worktops and integrated appliances. There is space to sit and eat, whilst enjoying views to the front.

A beautiful lounge / diner is flooded with nature light via the dual aspect windows and a door leads out to the garden. This room oozes comfort and style with the impressive flooring, making a lovely space to entertain and socialise with family and friends.

There is also a cloakroom WC on this floor.

The staircase leads up to the first floor landing. The master bedroom offers wonderful views over the area, built-in wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom.

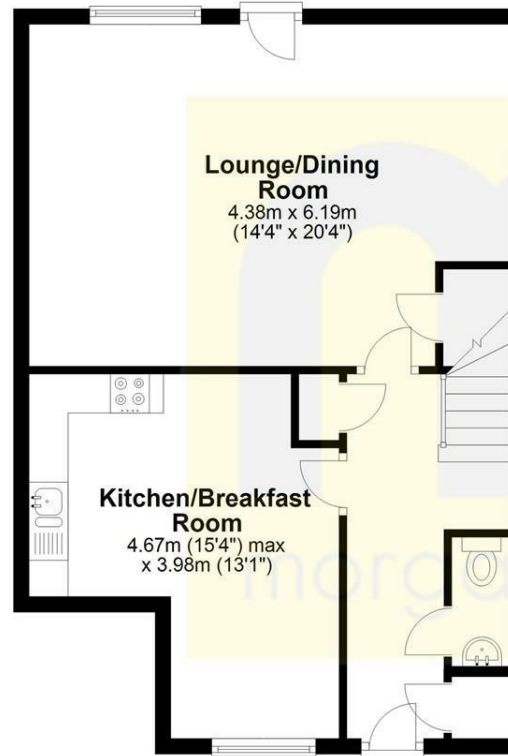
Outside, the rear garden offers a wonderful area to entertain with a good size terrace spanning the width of the house.

The property is approached via remote electric gates with sweeping driveway leading to the gated parking area offering two allocated parking spaces.

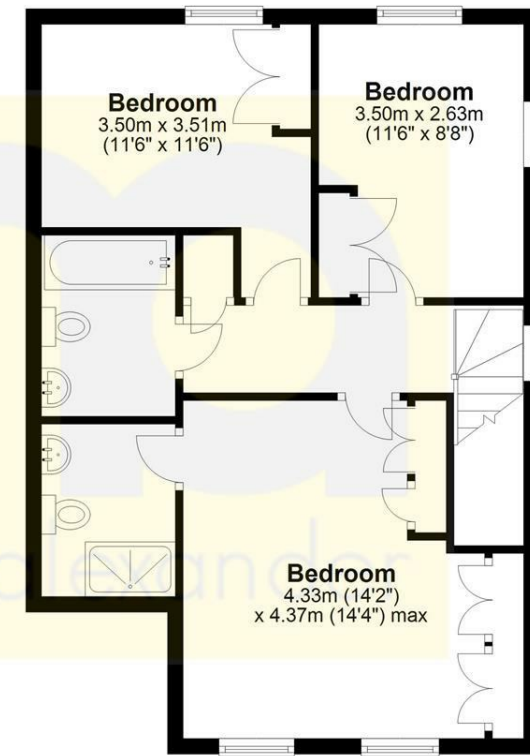




Ground Floor
Approx. 53.3 sq. metres (573.9 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 106.6 sq. metres (1147.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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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