

6 Balfour Street
Herford, Hertfordshire SG14 3AX
Offers in excess of £899,995





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At the front of the property is a beautifully proportioned dual-aspect living room, filled with natural light and centred around a log burner. Built-in cabinetry to the chimney breast recesses and wooden flooring add both character and practicality.

Behind, the dining room enjoys views across the garden and features a charming cast iron fireplace, continuing the warm and characterful feel.

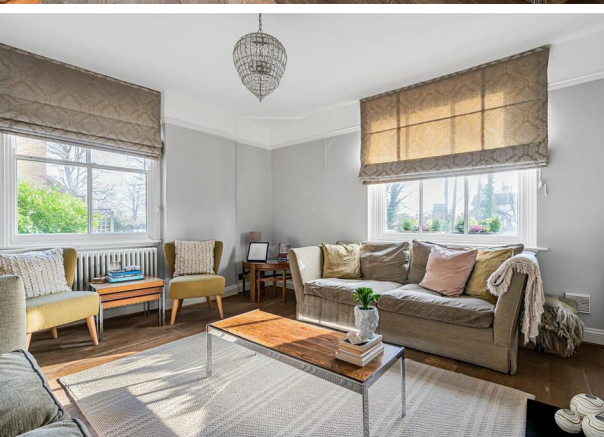
To the rear, the kitchen overlooks the garden and offers space for a table, making it ideal for informal dining. It is fitted with a range of wall and base units with work surfaces, tiled flooring, space for appliances and a door providing direct access to the garden.

The lower ground floor offers particularly flexible accommodation and is currently arranged as two bedrooms alongside a practical utility area. This level could equally function as guest accommodation, a teenage retreat or workspace depending on requirements.

On the first floor, a bright landing leads to the bedrooms and study, along with a separate shower room. The main bedroom benefits from built-in wardrobes and an en-suite shower room. There are two further bedrooms, a study/home office and a well-appointed family bathroom.

Outside, the rear garden provides a private space to relax and entertain. A terrace extends from the rear of the house, leading onto a lawned area. At the rear of the garden, the garage has been converted into a home gym, with gated access beyond providing off-street parking.





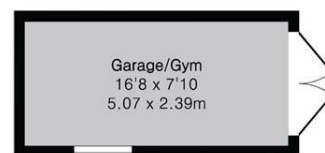
Approximate Gross Internal Area 1901 sq ft - 177 sq m (Excluding Garage)

Lower Ground Floor Area 465 sq ft - 43 sq m

Ground Floor Area 718 sq ft - 67 sq m

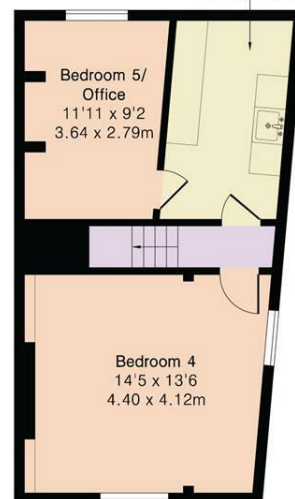
First Floor Area 718 sq ft - 67 sq m

Garage Area 130 sq ft - 12 sq m

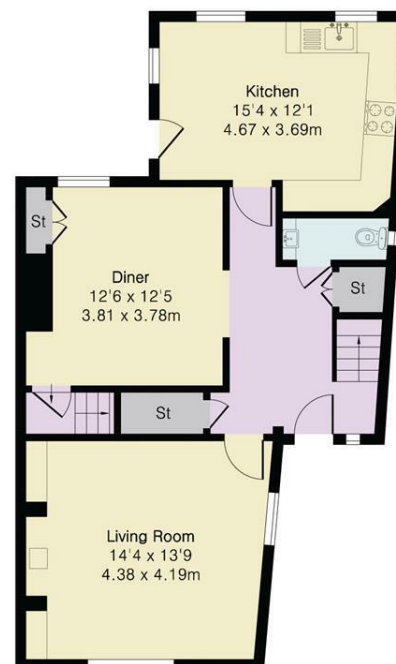


Garage

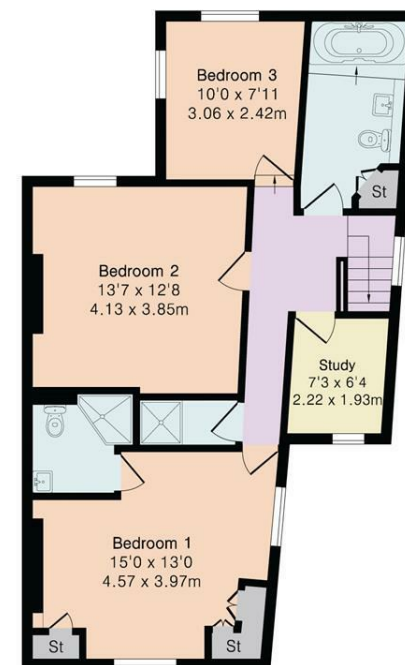
Utility
12'0 x 6'4
3.65 x 1.92m



Lower Ground Floor



Ground Floor



First Floor

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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