

5 Youngs Mews  
Herford, Hertfordshire SG14 1QT  
Guide price £685,000

**ma**  
morgan alexander





## 5 Youngs Mews Herford, Hertfordshire SG14 1QT

Extending to just over 1,400 sq ft, this home offers spacious and flexible accommodation arranged across three floors, well suited to modern family living.

You enter via a welcoming hallway with stairs rising to the first floor and descending to the lower ground floor. A door leads into the heart of the home, a generous open-plan kitchen, dining and living space designed for both everyday living and entertaining.

The kitchen sits at the front of the property and provides ample worktop and storage space, complete with gas hob, oven and extractor hood, as well as a window allowing for good natural light. It flows into a spacious dining area with room for a full family table, before opening into the comfortable living space at the rear. French doors lead onto a sun terrace, creating an ideal spot to relax while enjoying views across the greenery of Hartham Common.

The first floor hosts the principal bedroom, a spacious room with ample wardrobe space and an en-suite shower room with shower, WC and basin. A further bedroom and a family bathroom are also located on this floor.

On the lower ground floor, bedroom three offers excellent flexibility as a guest room, study or additional living space. It benefits from an en-suite shower room and French doors opening to the front courtyard. This level also includes a storage cupboard and internal access to the integral garage with electric door. The garage features an additional storage cupboard and a useful bonus room with window, ideal as a home office, gym or hobby room.

The property also provides off-street parking in front of the garage.





## Approximate Gross Internal Area 1410 sq ft - 131 sq m (Including Garage)

Lower Ground Floor Area 506 sq ft – 47 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 452 sq ft – 42 sq m



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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