

Lavender Place 34 Church Road
Herford, SG14 3DP
Guide price £799,995

ma
morgan alexander





Lavender Place 34 Church Road Hertford, SG14 3DP

CHAIN FREE - Located on a peaceful residential street in the desirable area of Bengoe is this generously proportioned three double bedroom detached home that has been masterfully extended and re-imagined offering the most beautiful interiors.

Approached across a landscaped front garden providing off street parking, entrance is to an elegant hall with access to the study, utility room and cloakroom/WC.

The living room is at the front of the house with wooden flooring.

The kitchen/ dining room was individually designed to provide an ultimate cooking and entertaining experience. The centrepiece is an island with a preparation area, finished off with a quartz top. All appliances are of the highest order and specification. The seating area features ample space for a large family table, with bi-folding doors opening onto the garden.

There is a generously proportioned master bedroom which enjoys a nearby en-suite with his and hers basins and a walk-in shower enclosure. There are three further bedrooms and a family bathroom.

The landscaped rear garden is fully enclosed with lawn area and terrace. There is a useful side access.

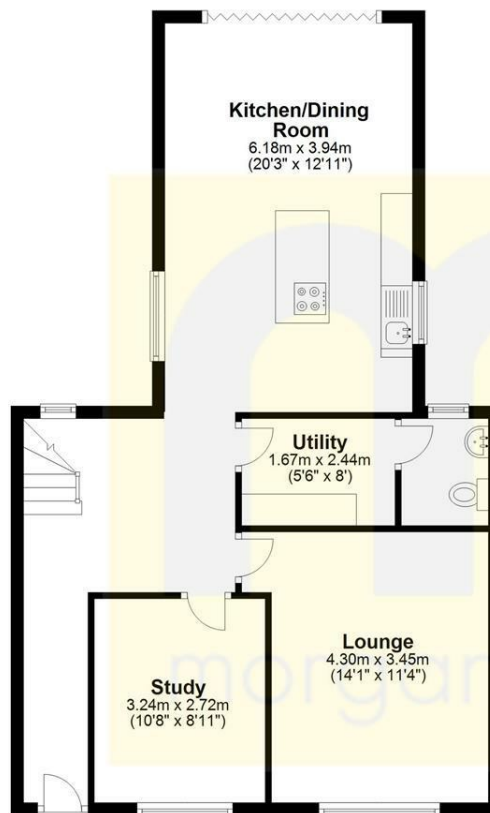
It is rare that houses of this calibre come to the market and in order to appreciate the proportions and sheer quality of this spectacular family home, internal viewing is essential.

Hertford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford benefits from two mainline stations to London.





Ground Floor
Approx. 69.8 sq. metres (751.1 sq. feet)



First Floor
Approx. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 139.6 sq. metres (1502.7 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 an 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.

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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk