

11 Park Road
Herford, Herfordshire SG13 7LF
£2,400

ma
morgan alexander





11 Park Road Hertford, Hertfordshire SG13 7LF

This stylish, newly renovated and extended home is arranged over three floors offering well proportioned bright rooms, with double glazed windows, wooden flooring, fitted kitchen, first floor family bathroom and a charming rear garden that has been developed to the finest touch as well as extra storage space in the basement and an ensuite bathroom in the top floor loft conversion double bedroom.

The front of the house has a separate living room with attractive bay window and fireplace, fitted kitchen with access to the garden. On the lower ground floor is the family room with access to the garden.

The first floor includes the newly carpeted master bedroom and guest room as well as the family bathroom.

The second floor includes the loft conversion double bedroom with a lovely elevated view of the garden as well as an ensuite shower room.

Outside there is a delightful rear garden, perfect for family fun and outside dining, with a good-sized lawn area- the best of both worlds! Not to mention, a massive, newly built shed that can be used as a gym or for extra storage.

Short term Let.

Available 4th October





Approx. 42.8 sq. metres (460.6 sq. feet)

Basement
Approx. 22.3 sq. metres (239.6 sq. feet)

Basement
3.25m x 3.89m
(10'8" x 12'9")

Storage
3.27m x 2.48m
(10'9" x 8'1")

Room
6.57m x 3.89m
(21'7" x 12'9")

3.29m x 3.98m
(10'10" x 13'1")

Approx. 40.3 sq. metres (433.3 sq. feet)

Bedroom 3
2.51m x 2.86m
(8'3" x 9'5")

Bedroom 2
3.32m x 5.08m
(10'11" x 16'8")

Approx. 24.4 sq. metres (262.6 sq. feet)

Bedroom 1
3.46m x 4.39m
(11'4" x 14'5")

Total area: approx. 129.7 sq. metres (1396.2 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, mis-statement or use of data shown.

Energy Efficiency Rating

Technology	Efficiency Rating	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	84		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

Technology	CO ₂ Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	8		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	49		
Not environmentally friendly - higher CO ₂ emissions			

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