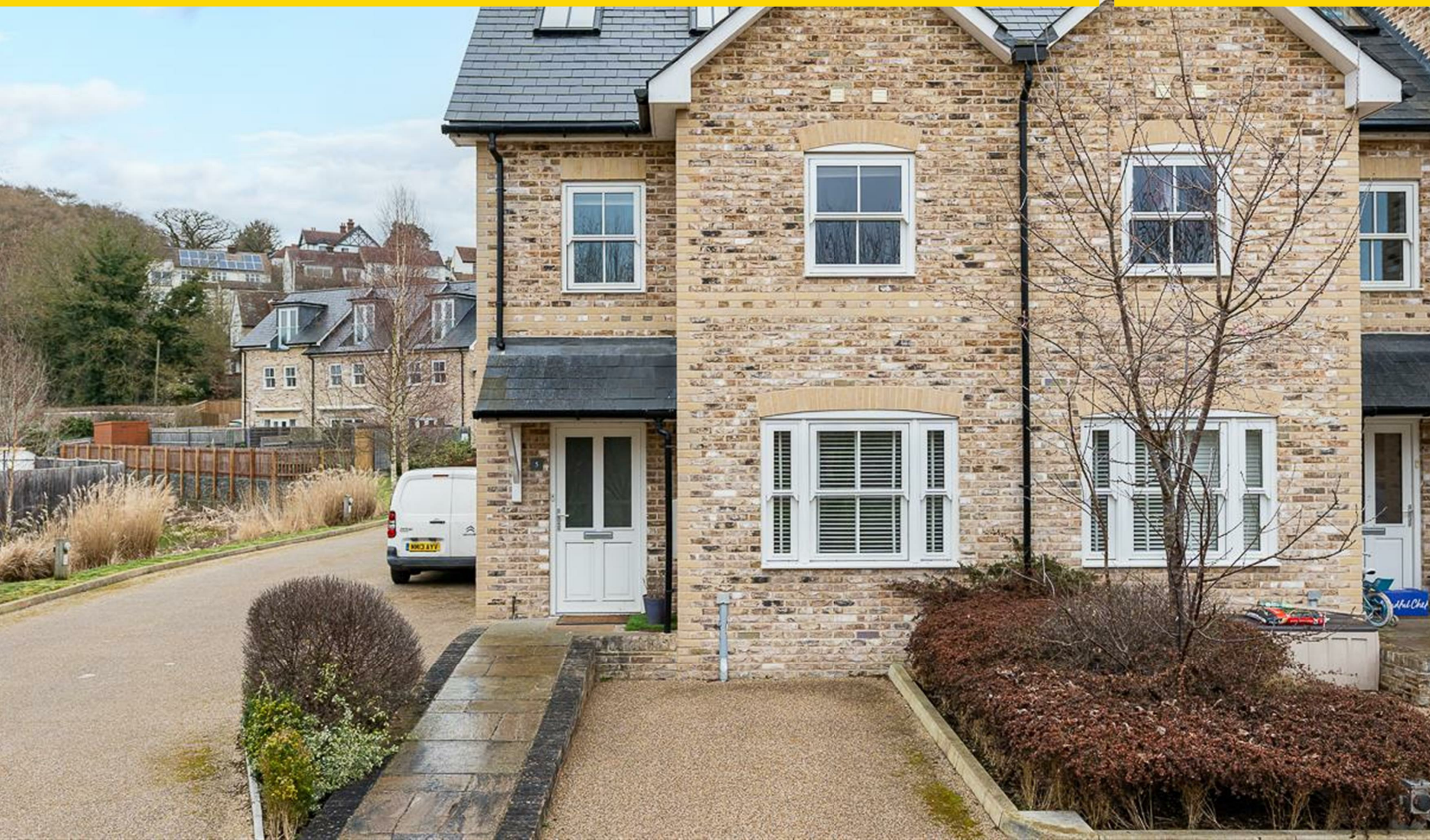


5 Willow Bough Yard  
Herford, SG14 3FH  
£2,700

**ma**  
morgan alexander







## 5 Willow Bough Yard Hertford, SG14 3FH

Available first week January 2025 | Modern Elegance at Willow Bough Yard

Stepping into Willow Bough Yard, you're immediately enveloped by an ambiance of contemporary luxury. Sunlight floods through the windows, illuminating a beautifully crafted wooden staircase guiding you through its expansive floors.

The ground floor boasts a flawless open plan: a sleek 'SieMatic' kitchen awaits culinary enthusiasts, complete with top-tier appliances, including a double-height fridge and freezer. The dining area, perfect for family meals, seamlessly extends via bi-folding doors to a landscaped garden, ideal for outdoor dining. A cozy family room and a handy cloakroom WC round off this level.

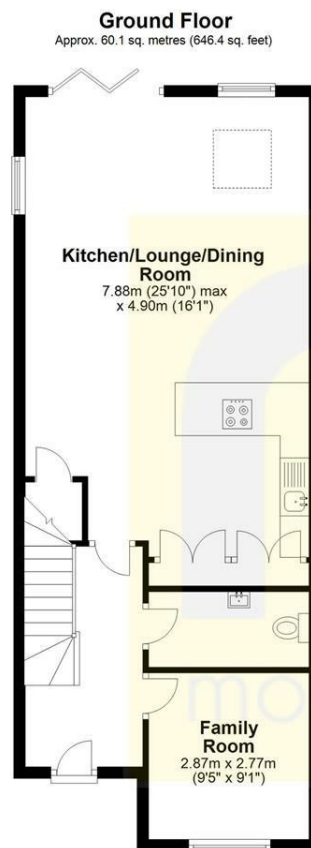
Ascent to the first floor reveals a spacious landing leading to a stylish second bedroom with a dedicated en-suite. Two additional bedrooms provide ample space for family or guests, while a utility room ensures practicality. A modern family bathroom elevates the overall comfort of this floor.

The pièce de résistance? The second floor's master suite. A sprawling bedroom, combined with a dressing area and plush en-suite bathroom, epitomizes luxury living.

Externally, the property excels. A meticulously designed garden offers a terrace and artificial lawn. Additionally, two parking spaces cater to driving residents.







Total area: approx. 141.3 sq. metres (1520.9 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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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