

279 Herlingfordbury Road
Herford, Hertfordshire SG14 2LG
£3,500

ma
morgan alexander





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Introducing Shepherd's Lodge, an exquisite Grade II listed property nestled in the heart of a picturesque village, where history meets modern luxury. This three-bedroom gem, meticulously restored to its former glory, exudes timeless elegance at every turn.

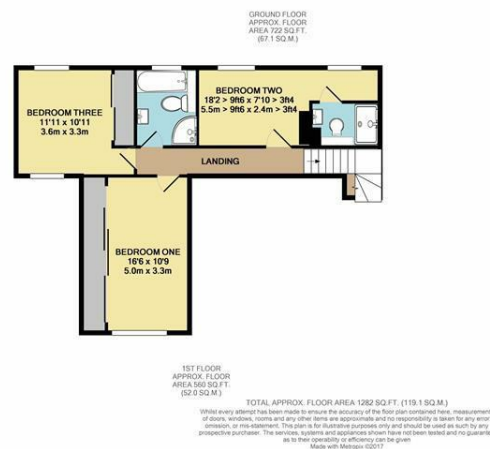
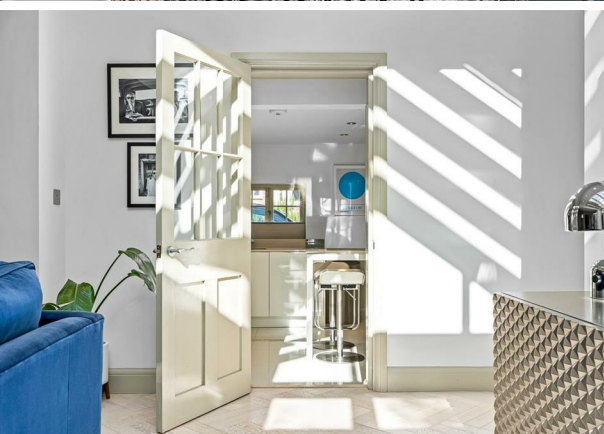
Step inside and be greeted by a home that epitomizes sophistication and charm. The meticulous restoration has resulted in a residence that seamlessly blends classic features with contemporary comforts. From the moment you enter, you're enveloped in a sense of grandeur and refinement.

Every aspect of Shepherd's Lodge has been thoughtfully designed to offer the ultimate living experience. The property boasts premium finishes and designer interiors, setting a new standard for luxury living. The stunning kitchen, equipped with top-of-the-line Neff appliances, is a culinary haven where you can indulge your passion for cooking amidst exquisite surroundings.

The bathrooms are equally impressive, featuring Villeroy & Boch sanitary ware and Porcelanosa tiling, creating spa-like retreats where you can unwind and rejuvenate in style. Each detail has been carefully curated to ensure a seamless blend of aesthetics and functionality.

Outside, the meticulously landscaped gardens provide a serene oasis where you can escape the hustle and bustle of everyday life. Whether you're entertaining guests or simply enjoying a quiet moment, the outdoor spaces offer the perfect backdrop for relaxation and leisure.





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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