

15 Church Hill
Herford, Herfordshire SG13 7RS
Guide price £975,000

ma
morgan alexander





15 Church Hill Hertford, Hertfordshire SG13 7RS

Set back from the road with ample parking in front of the garage, this charming home opens into a spacious entrance hallway. The L-shaped kitchen boasts quartz countertops and a range cooker, seamlessly leading into a vaulted dining room with doors opening onto a private front garden. Adjacent to this is a convenient utility room. The snug/family room flows into a generous lounge featuring a wood-burning stove and access to the patio and rear garden. Completing the reception space is a conservatory situated at the side of the house and a guest bathroom/WC.

The ground floor hosts two bedrooms. One offers an extensive array of fitted wardrobes within a dressing area and an en-suite wet room. The second bedroom, located at the front of the house, can be utilized as a study or additional reception room if desired.

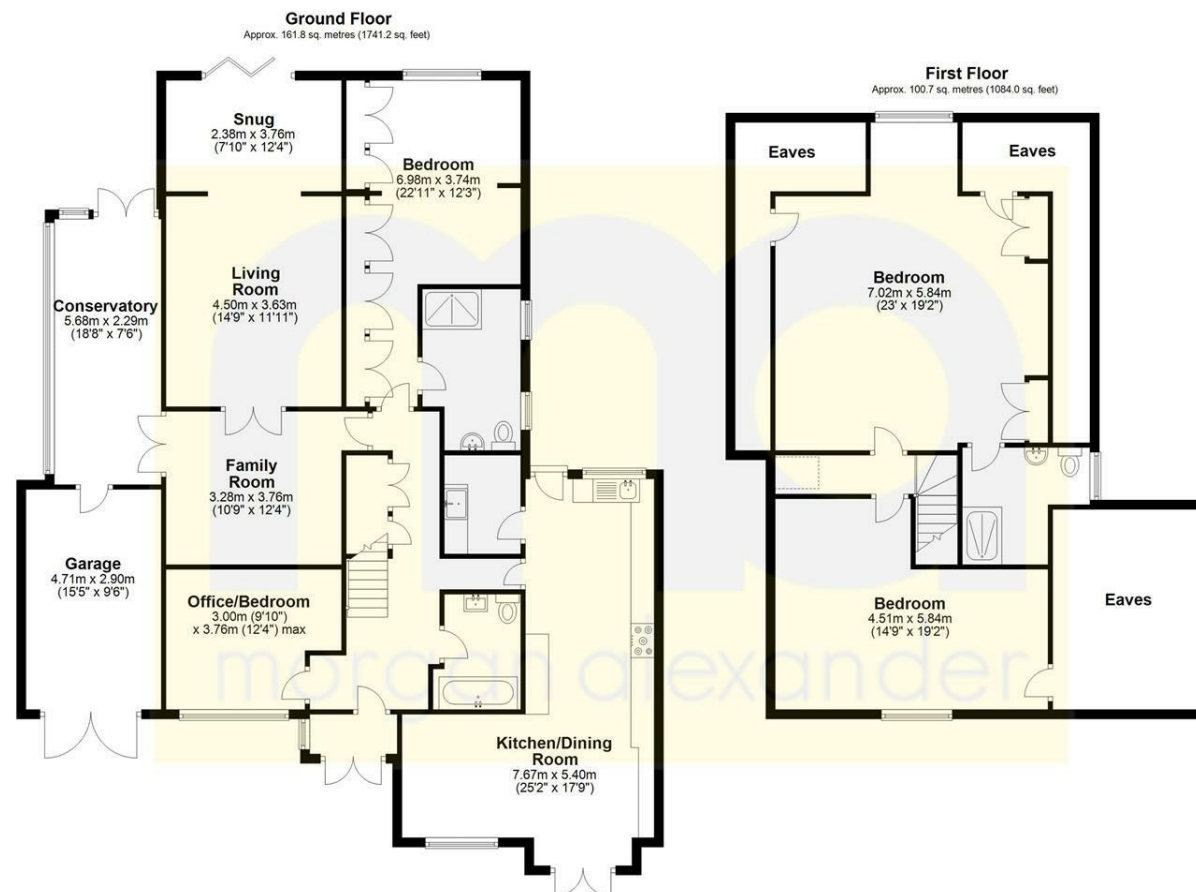
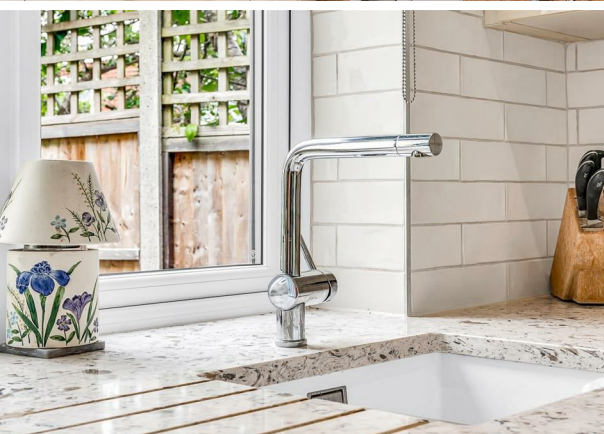
Upstairs, you'll find two more bedrooms. One of these features fitted wardrobes and an en-suite shower room, enjoying elevated skyline views of the open countryside.

The home showcases bespoke cabinetry throughout, including architraves, flooring, and fitted units. The meticulously landscaped gardens are divided into two distinct areas at the front and rear, featuring patio spaces, lawns, flowerbed borders, and a variety of specimen trees. At the bottom of the garden, a useful summerhouse serves as a gym or home office.

Hertford Heath is a picturesque village located approximately twenty-six miles northeast of central London, offering modest amenities such as a convenience store and several pubs and eateries. For education, there is a junior mixed infant school and the renowned Haileybury College, a private boarding school. Additionally, there are several other schools nearby, including St Joseph's, Heath Mount, and St Edmund's College.

The Hertford Heath nature reserve and Balls wood cover nearly 80 hectares of countryside and woodland, managed by Herts Wildlife Trust.





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 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.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

morgan-alexander.co.uk



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