

Fieldings 42 High Road  
Herford, SG14 3NW  
Guide price £845,000







## Fieldings 42 High Road Hertford, SG14 3NW

Nestled on a generous 0.23-acre plot with an expansive frontage, this stunning four-bedroom detached home offers an abundance of outdoor space and future potential.

The west-facing rear garden, with a plot width of 65', allows for ample opportunity to extend the property, whether through a single or double-storey addition (subject to planning permission).

Upon entering, you are greeted by an elegant entrance hall that sets the tone for the beautifully presented interiors throughout. The ground floor features a convenient cloakroom and three versatile reception rooms, including a living room, family room, and dining room, providing ideal spaces for both relaxation and entertaining.

At the heart of the home lies the impressive 19'3 x 11'9 kitchen/diner, a bright and open space perfect for family gatherings. Upstairs, the generously sized bedroom one benefits from a stylish en-suite, while the Jack and Jill bathroom offers convenient access from both the landing and bedroom two.

The property is further enhanced by a garage, carport, and off-street parking, ensuring plenty of space for vehicles.

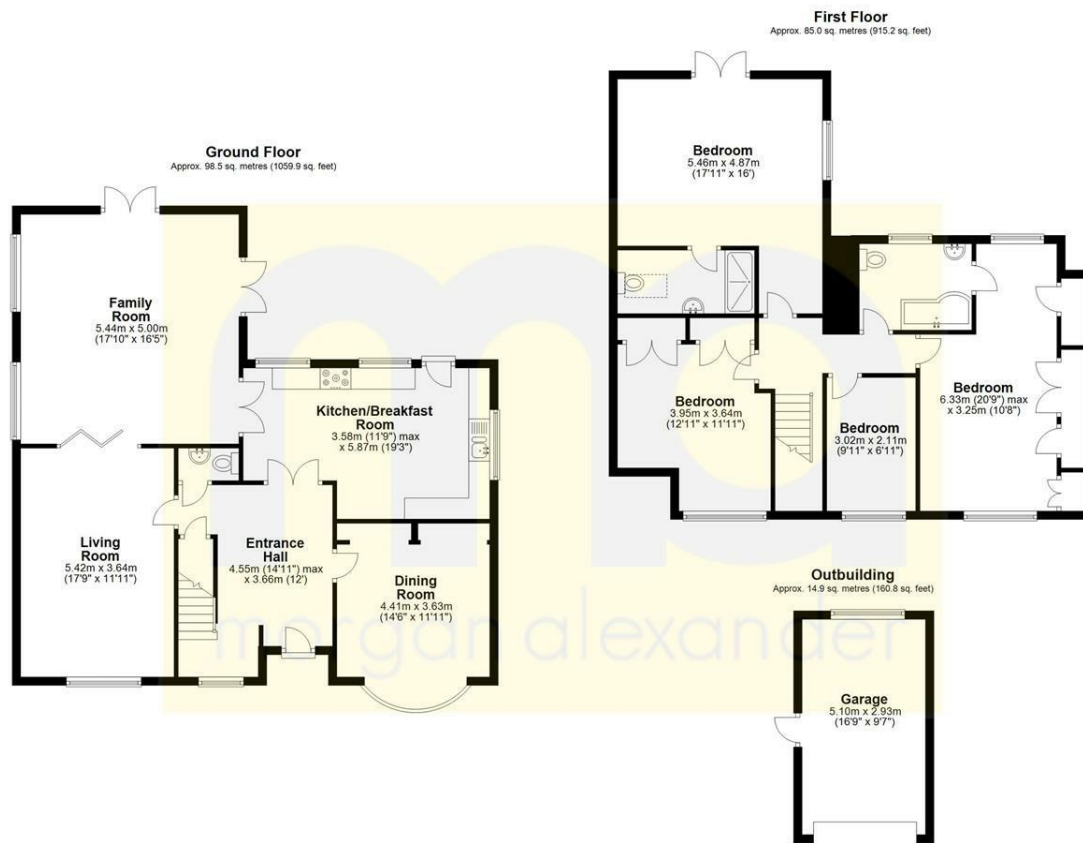
Located just 2.1 miles from Watton-at-Stone and 2.8 miles from Hertford North stations, this home enjoys excellent transport links, with direct trains to Finsbury Park and Kings Cross, making it ideal for commuters. Watton-at-Stone village is nearby, offering a charming blend of local amenities, including a post office, village shop, pub, and excellent schools. The village also provides additional transport options with regular bus services and easy access to nearby towns like Hertford and Stevenage.

With its substantial plot size, beautifully finished interiors, and proximity to the welcoming village of Watton-at-Stone, this property presents a rare opportunity for those seeking a luxurious and well-connected family home in a desirable location.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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