

11 Townshend Street  
Herford, SG13 7BP  
Guide price £650,000

**ma**  
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## 11 Townshend Street Hertford, SG13 7BP

This extended property makes the most of the impressive rooms, enjoying a feel of a much larger period property and has been renovated to a high standard.

This contemporary-styled period home enjoys a modern interior, with plenty of stylish finishes, such as the well-appointed kitchen/dining room and the versatile playroom/home office in the basement.

It also has a fantastic layout, featuring living to front with wooden flooring, fireplace and built in bookcases. The real stunning feature of this home is the impressive kitchen/dining room with a range of integrated appliances, work surfaces, velux windows and bi-folding doors leading out to the garden.

On the lower ground floor, there is playroom/home office.

The first floor offers the master bedroom with built in wardrobes, two further bedrooms and the family bathroom.

Outside there is a delightful rear garden with terrace areas for outside dining and entertaining, with child friendly lawn.

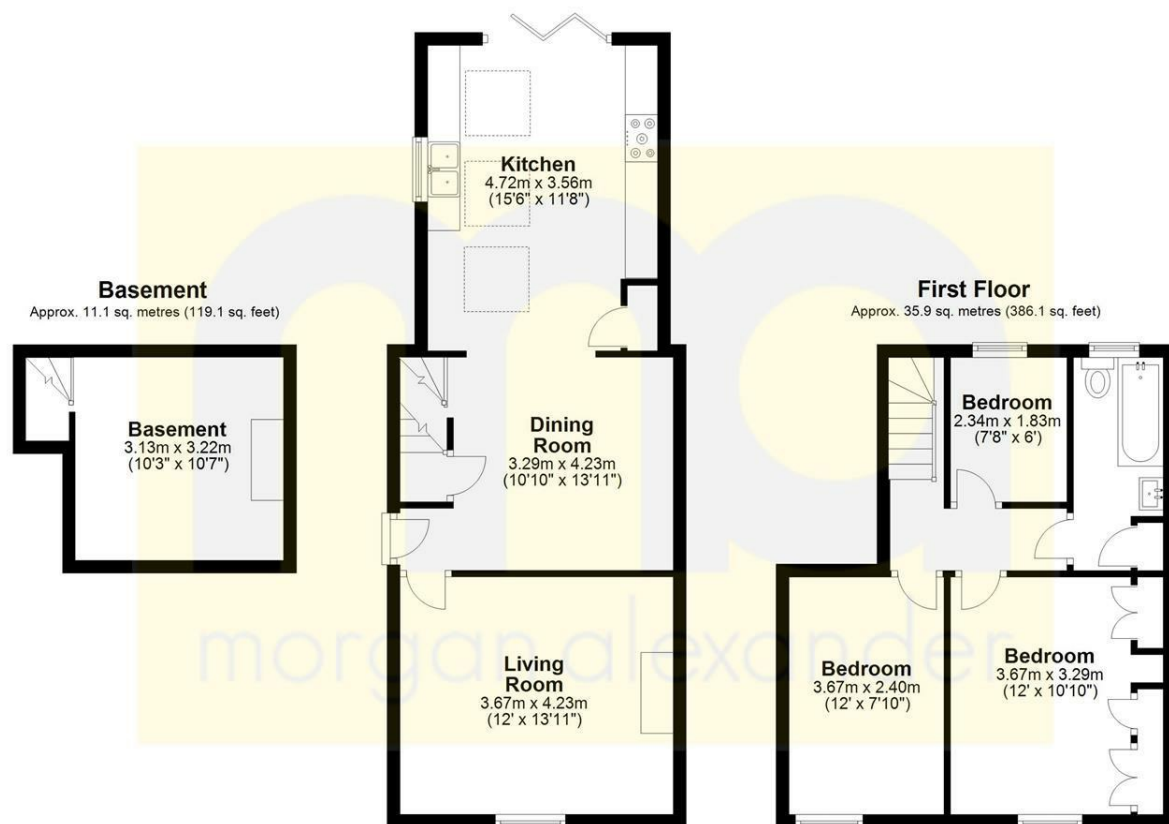








**Ground Floor**  
Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

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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>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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