

9a North Road  
Herford, SG14 1LN  
Guide price £550,000

**ma**  
morgan alexander







## 9a North Road Hertford, SG14 1LN

Step inside, and you'll be captivated by the floor-to-ceiling curved glass that frames the impressive view down North Road. The high vaulted ceiling enhances the sense of space and grandeur, while the carefully restored exposed beams add character and warmth. This space has been thoughtfully designed to create a luxurious and welcoming home.

The heart of this home is the elevated, open-plan kitchen and living area with dual aspect light flooding into the room.. Perfect for entertaining, the kitchen boasts sleek handleless cabinetry, Silstone worktops, and a suite of integrated appliances. The wood effect flooring ties the space together with a touch of modern sophistication. A nice touch to this room is the fitted air conditioning unit.

The large curved window in the living area not only floods the home with natural light but also pays homage to the property's Georgian roots, capturing the traditional essence of North Road. A private balcony extends from this space, offering a stylish outdoor retreat —ideal for your morning coffee or evening drinks.

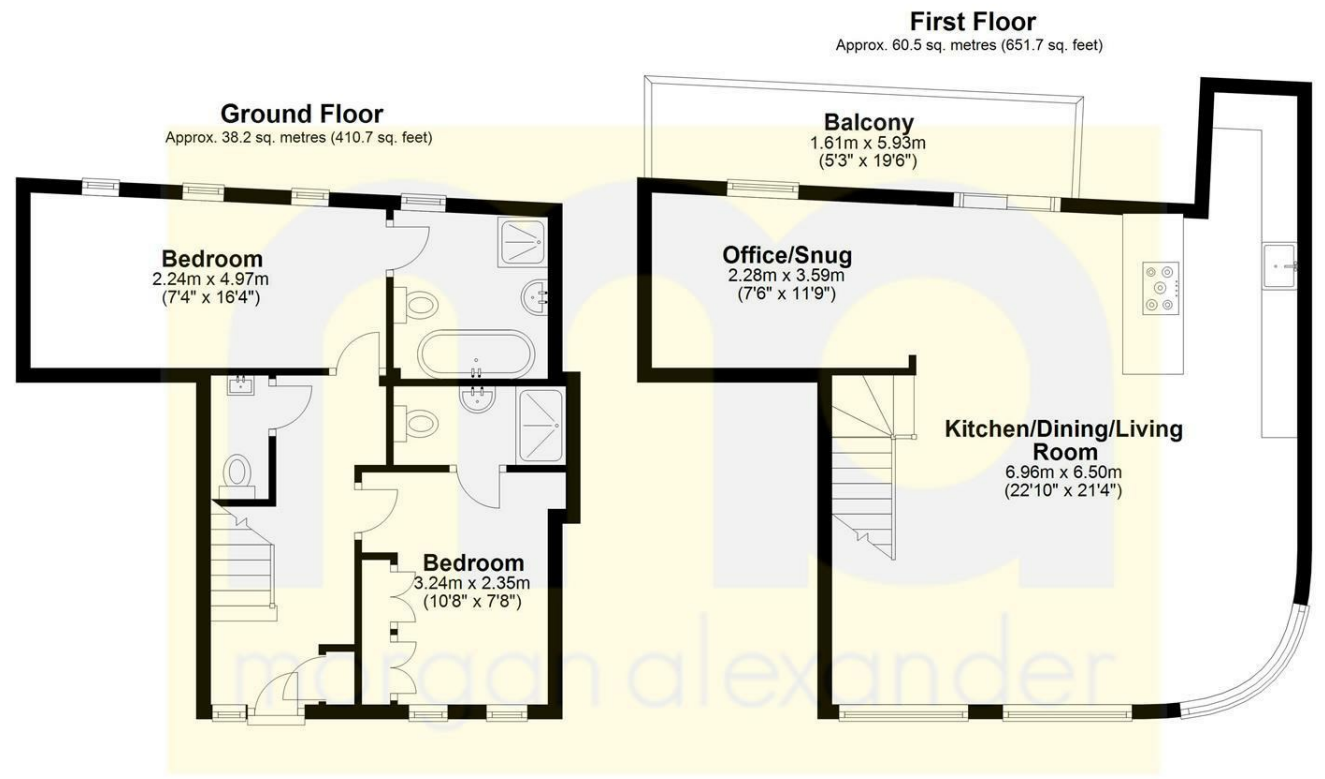
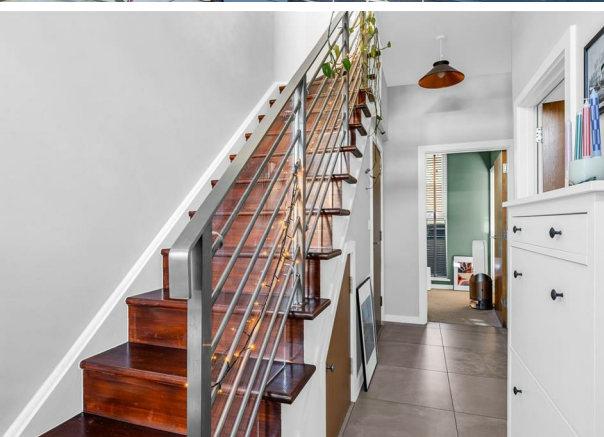
On the ground floor, you'll find two bedrooms, both with en-suite bathrooms featuring Duravit white sanitaryware, Porcelanosa tiles, and polished chrome power showers. There's also a separate WC, ensuring comfort and convenience for you and your guests.

Set within the vibrant market town of Hertford, this property is just a short stroll from the town's boutique shops, restaurants, bars, and major amenities, including Marks & Spencer and Tesco. Hertford's excellent transport links include two train stations, North and East, with direct routes to London,



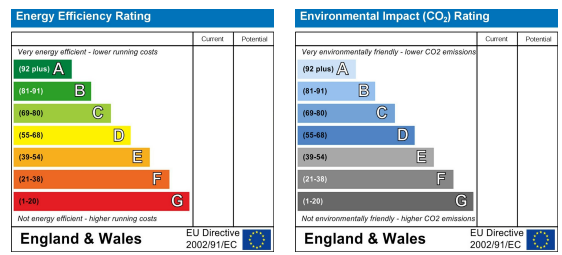






Total area: approx. 98.7 sq. metres (1062.4 sq. feet)

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