

8 Harrison Lane
Hertford, SG13 8FE
Offers in excess of £720,000





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Situated in a prominent position with views of fields and gardens, this magnificent property offers modern style with lovely decorated interiors.

The arrangement of the principal rooms are all set off by an impressive reception hall making this an ideal layout for both entertaining and day to day living.

A bespoke kitchen / breakfast room is a triumph in its design from the eye-catching granite worktops and integrated appliances. There is space to sit and eat, whilst enjoying views to the front.

A beautiful lounge / diner is flooded with nature light via the dual aspect windows and a door leads out to the garden. This room oozes comfort and style with the impressive flooring, making a lovely space to entertain and socialise with family and friends.

There is also a cloakroom WC on this floor.

The staircase leads up to the first floor landing. The master bedroom offers wonderful views over the area, built-in wardrobes and a en-suite shower room. There are two further bedrooms and a family bathroom.

Outside, the rear garden offers a wonderful area to entertain with a good size terrace spanning the width of the house.

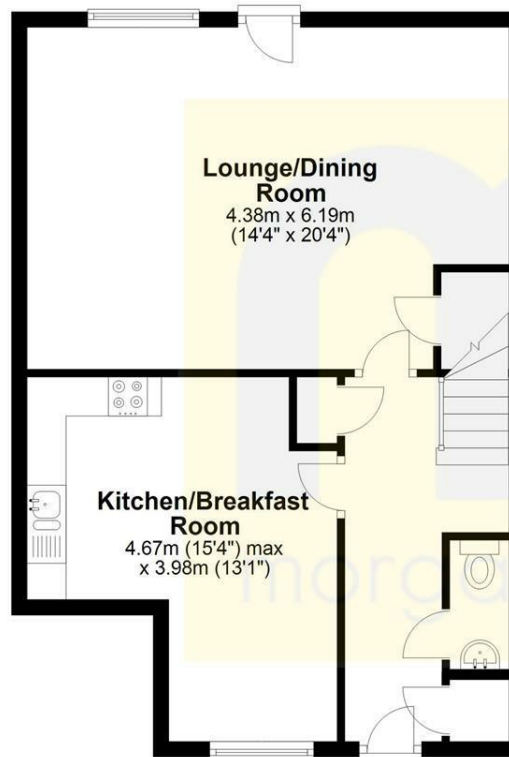
The property is approached via remote electric gates with sweeping driveway leading to the gated parking area offering two allocated parking spaces.





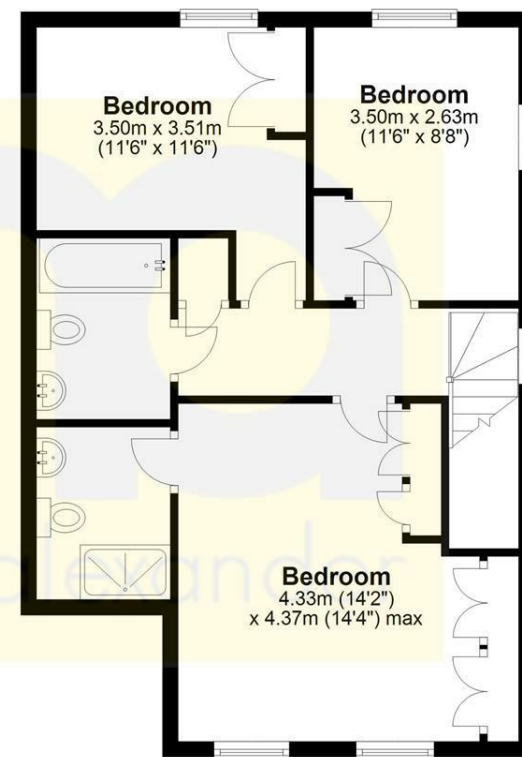
Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 106.6 sq. metres (1147.6 sq. feet)

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 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 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.

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