

20 Great Molewood
Herford, SG14 2PN
Guide price £865,000





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Accommodation

Boasting over 2000 SqFt of stylish and contemporary living space, this exceptional home is thoughtfully arranged over multiple levels, providing the perfect blend of comfort and functionality.

Ground Floor:

A magnificent kitchen/dining/living space measuring 27'9 x 14'8, beautifully appointed with sleek high-gloss units, granite worktops, spaces for appliances, , and feature kickboard lighting and access to the side passage. Underfloor heating and porcelain tiled flooring complete this exquisite space.

Utility Area, providing further storage and spaces for appliances.

Two spacious reception rooms, including a 20ft lounge with Bi-folding doors opening onto the landscaped garden and a separate dining/family room with wood flooring throughout.

Cloakroom, fitted to a high specification with a vanity wash hand basin and heated towel rail.

First Floor:

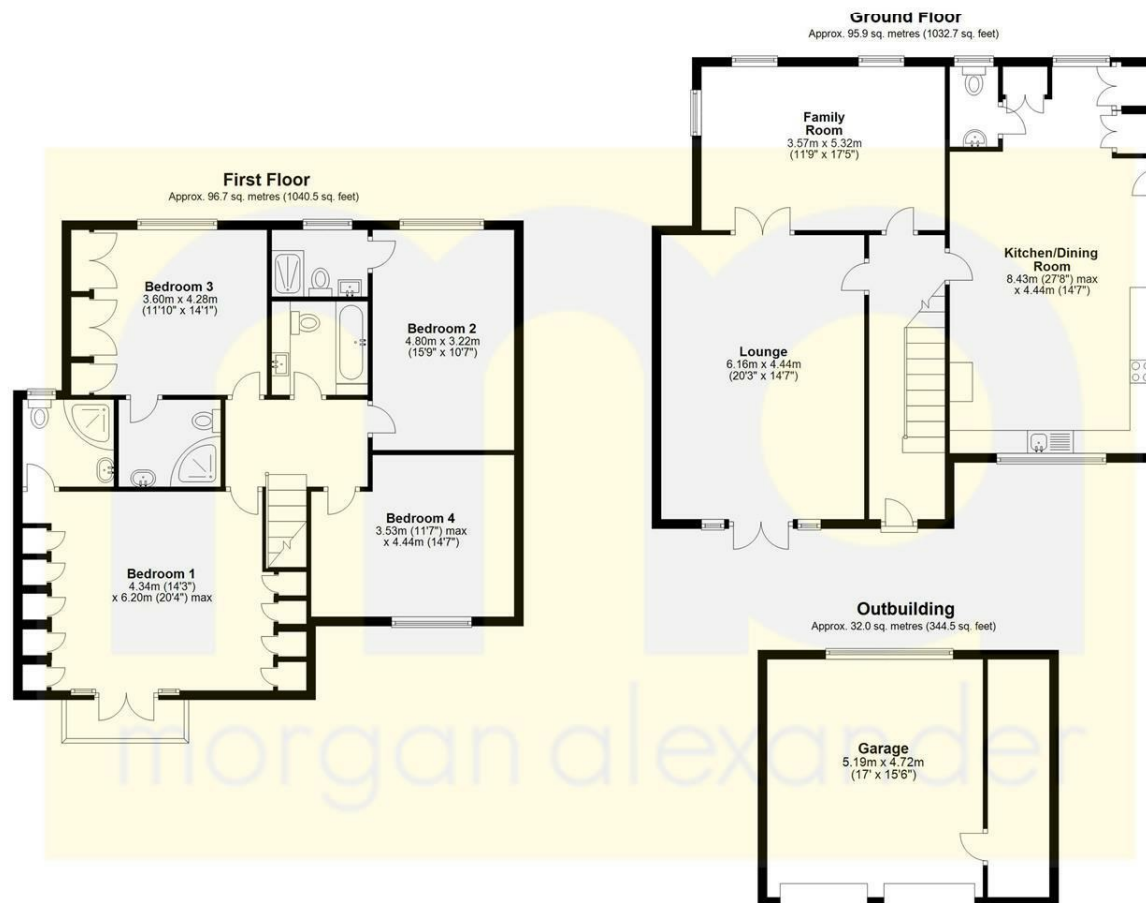
Superb principal bedroom (17'3 max x 14'5 max), complete with a stylish en-suite shower room, fitted wardrobes, and private balcony offering elevated views.

Three further double bedrooms, two of which benefit from en-suite shower rooms.

Luxury family bathroom, finished with high-quality fixtures and fittings.

Large loft, offering extensive storage and versatility.





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

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