

51 Tanners Crescent
Herford, Hertfordshire SG13 8DS
Guide price £485,000





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This beautifully refurbished and spacious three-bedroom terraced house is situated in a popular cul-de-sac on Tanners Crescent, within the highly sought-after SG13 school catchment area. The property has been completely modernized, featuring a brand-new kitchen, a fully refurbished bathroom, new carpets on the stairs and upstairs, and fresh decor throughout. The sunny garden has been newly paved, creating an ideal outdoor space for relaxing or entertaining.

The home opens into an inviting entrance hall that leads to a large lounge with elegant real wooden floors, seamlessly connecting to the modern kitchen fitted with integrated appliances and direct access to the garden. The first floor comprises three well-sized bedrooms, all carpeted, and a contemporary family bathroom.

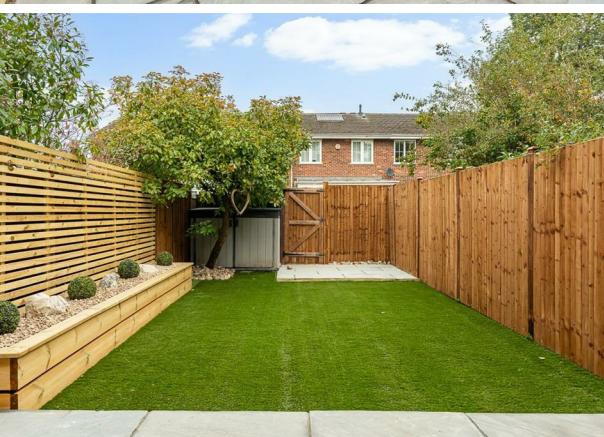
One of the property's standout features is the residents' fishing rights for the nearby river, just a two-minute walk away—perfect for peaceful dog walks, leisure fishing, or enjoying nature.

Located on Tanners Crescent, this home offers excellent transport links, with Hertford Town centre, shops, bars, and restaurants within walking distance. Additionally, both of Hertford's train lines serving London are easily accessible, making this an ideal location for commuters.

The property also benefits from a garage on the block, providing convenient parking and storage.

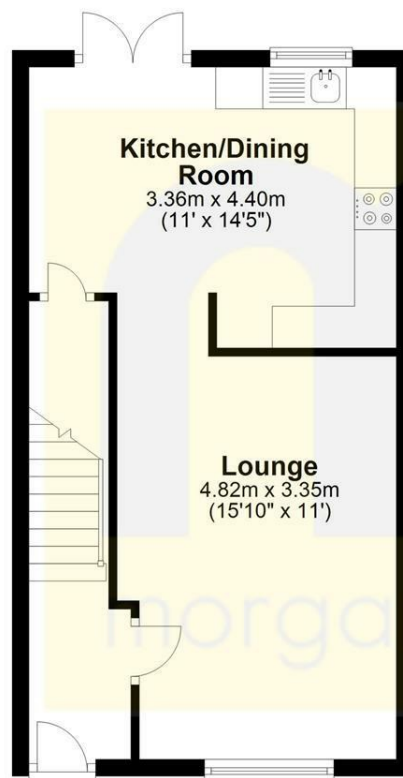
Vacant possession, available as soon as possible.





Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 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		
	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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