

30 Brewhouse Lane
Herford, Hertfordshire SG14 1TZ
Guide price £775,000





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This beautifully presented home spans three floors and boasts a well-considered layout, ideal for both family life and entertaining. Step through the front door into a welcoming entrance hall, with a handy cloakroom/WC and a light-filled dual-aspect kitchen, complete with plenty of space for dining. To the rear, the generous lounge/diner features a stunning bay window, character fireplace and French doors that open directly onto the garden – the perfect spot for relaxed evenings or entertaining guests.

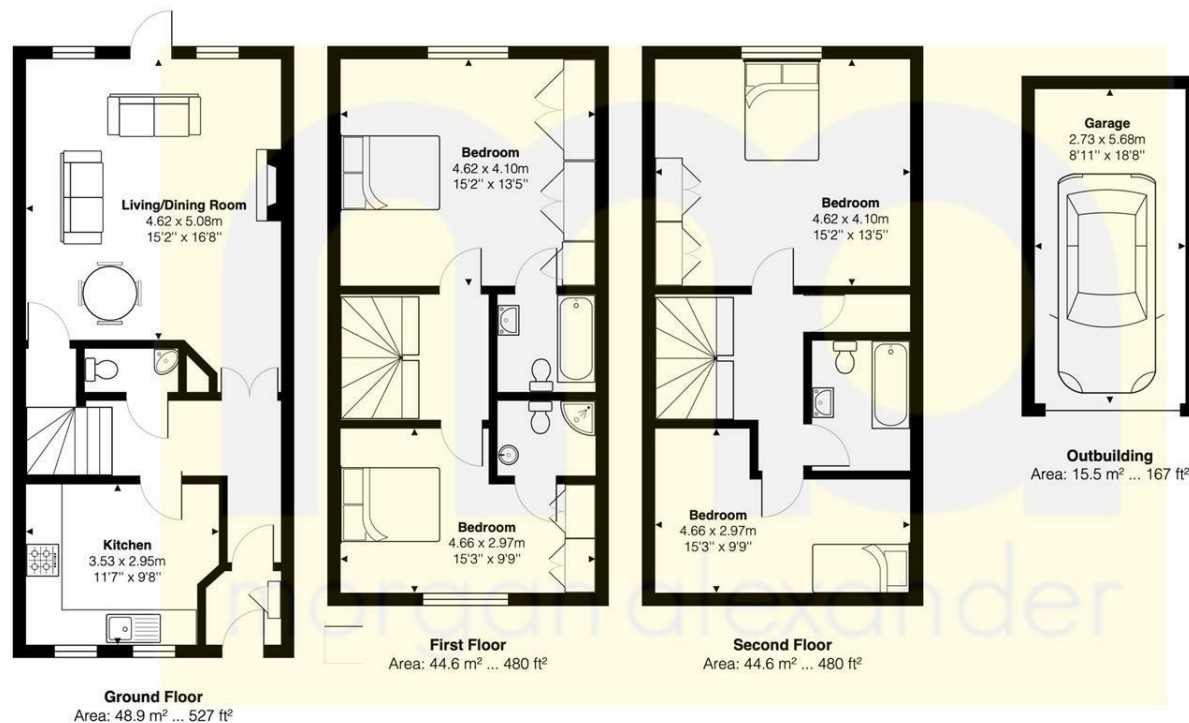
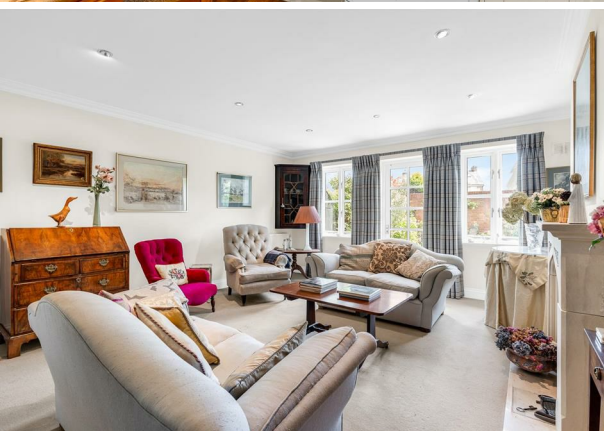
Upstairs, the first floor plays host to a spacious master bedroom with built-in wardrobes and a stylish en-suite bathroom, alongside a second en-suite guest bedroom and a well-proportioned third and fourth bedroom on the top floor which offers a family bathroom.

Outside, the low-maintenance courtyard garden is fully paved and ideal for BBQs and alfresco dining, while the property also benefits from a garage and off-street parking – a rare find in such a central location.

Brewhouse Lane remains one of Hertford's most sought-after addresses – just a short stroll from Hertford East & North Stations, the buzz of the Saturday street market, and the tranquil open spaces of Hartham Common and the River Lea. Add to that an abundance of cafés, restaurants, and excellent schooling options, and it's easy to see why homes here are in such high demand.

Early viewing is highly recommended to avoid disappointment.





Total Area: 153.6 m² ... 1653 ft²

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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 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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk