

30 Brewhouse Lane
Herford, Hertfordshire SG14 1TZ
Guide price £750,000





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*** CHAIN FREE***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 kitchen, complete with plenty of space for dining. To the rear, the generous lounge/diner, character fireplace and doors that open directly onto the garden – the perfect spot for relaxed evenings or entertaining guests.

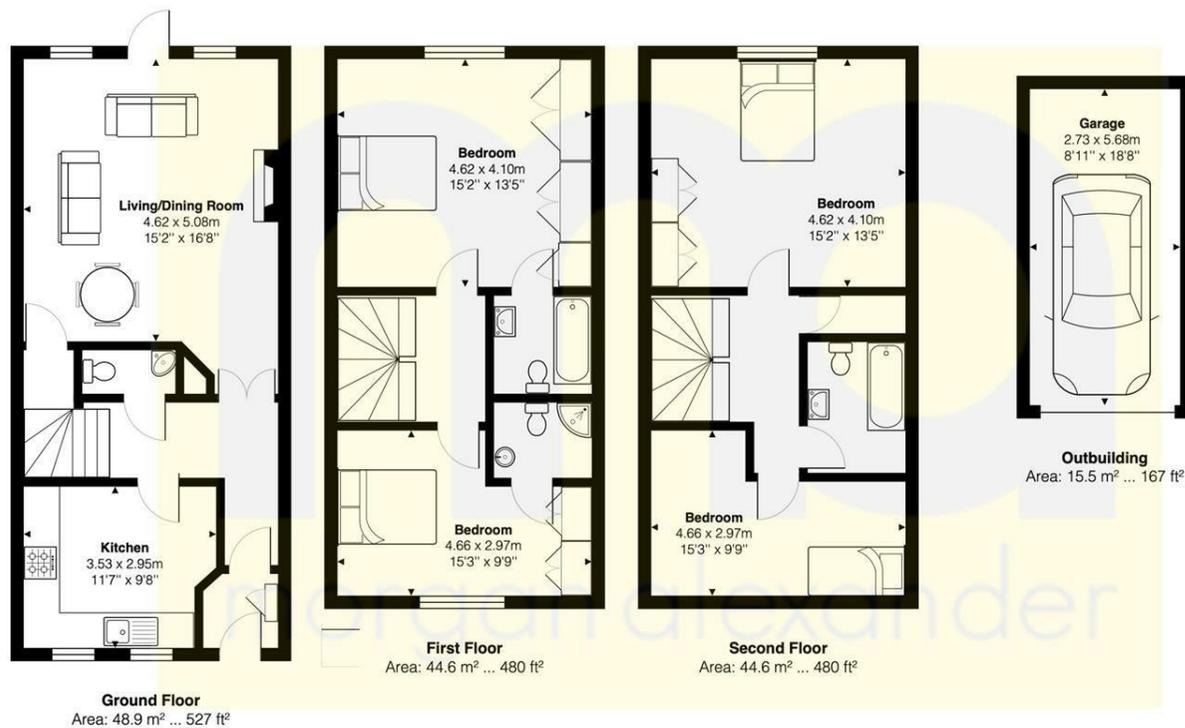
Upstairs, the first floor plays host to a spacious master bedroom with built-in wardrobes and a en-suite bathroom, alongside a second en-suite guest bedroom and a well-proportioned third and fourth bedroom on the top floor which offers a family bathroom.

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 Herford's most sought-after addresses – just a short stroll from Herford 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

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	
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

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