

7 Eagle Court
Herford, SG13 7SS
Guide price £439,995





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From the moment you arrive, the home sets a welcoming tone with its entrance porch and hallway, leading you through to a superb kitchen/dining room—thoughtfully fitted with modern cabinetry, ample work surfaces and space to dine. A bright living room to the rear features French doors opening out to a landscaped private garden, complete with terrace areas and artificial lawn, perfect for outdoor entertaining.

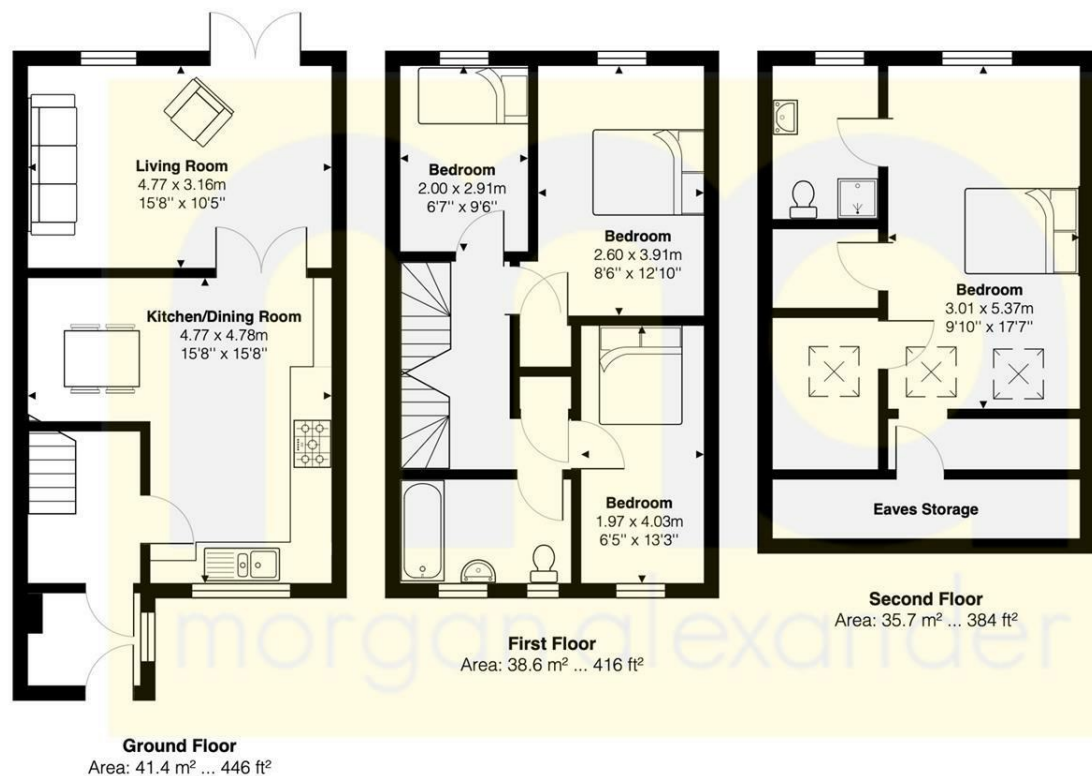
The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, while the stunning loft extension elevates the home further, offering a principal suite with en-suite shower room and walk-in wardrobe—a luxurious and practical touch.

Eagle Court is part of a well-regarded modern development, just a short stroll from the green expanses of Hartham Common and the Meads, offering beautiful open spaces to unwind. Everyday essentials are within easy reach—a convenience store, post office, McDonald's, M&S garage and a local park with a variety of leisure facilities are all just minutes away.

Families will appreciate the excellent local schooling options and Hertford's fantastic sports and social scene, including Hartham Leisure Centre. With two mainline stations offering regular services into London and the A10 nearby, this is a location that truly balances lifestyle, convenience and connectivity.

This is a rare opportunity to acquire a home that's ready to move into, in a setting that keeps everything within easy reach.





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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

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