

**3 Temple Court**  
**Herford, Hertfordshire SG14 3LY**  
**Guide price £399,995**







## 3 Temple Court Hertford, Hertfordshire SG14 3LY

Recently refurbished and ideally located near Bengoe Primary School, this stylish two-bedroom home offers comfortable, modern living with lovely open field views.

Beautifully updated throughout, the property is arranged over two floors and is perfect for first-time buyers, young families, or those looking to downsize in a sought-after residential area.

At the front of the home, the newly refurbished kitchen is both contemporary and functional, offering ample storage and workspace while overlooking the quiet road. A welcoming entrance hallway leads through to a spacious living/dining room, complete with fresh décor and double doors opening out to the private rear garden, flooding the space with natural light.

Upstairs, the first floor has two generous bedrooms, modernised bathroom. The rear garden is a good size—ideal for summer BBQs or simply relaxing—with a gate at the end providing direct access to the communal grounds of Temple Court.

Allocated parking space

Gas central heating

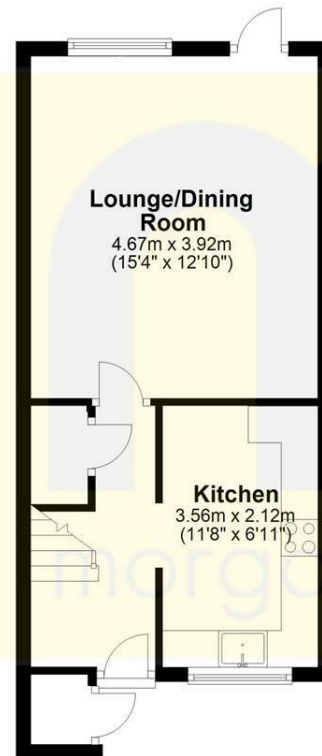




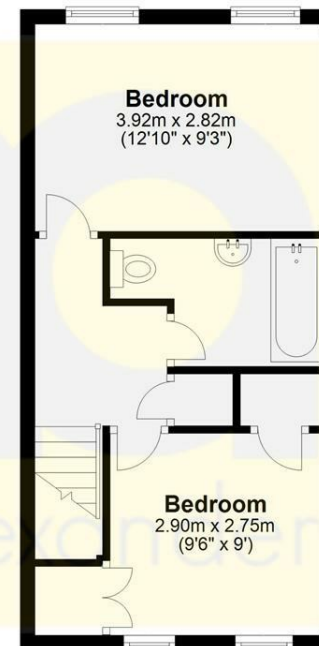




**Ground Floor**  
Approx. 33.5 sq. metres (360.3 sq. feet)

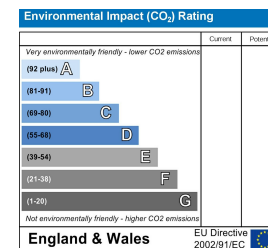
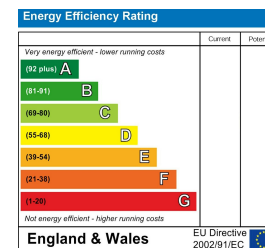


**First Floor**  
Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

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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 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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