

10 Revels Road  
Herford, Hertfordshire SG14 3JT  
Guide price £595,000







## 10 Revels Road Hertford, Hertfordshire SG14 3JT

Upon entering the property, you are welcomed by a useful porch, then through to the entrance hall with staircase to the first floor and a well appointed cloakroom/WC.

The front-facing living room is an inviting space, complemented by wooden flooring. To the rear of the property, the impressive open-plan kitchen/dining room has been thoughtfully designed to create an ideal space for family life and entertaining. The recently upgraded kitchen is fitted with an extensive range of modern wall and base units, wooden worktops, with space for appliances. This area flows seamlessly into the dining space, where double doors open onto the garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a beautifully finished family bathroom. The bathroom is fitted with a contemporary white suite, including a bath, walk-in shower with a monsoon head, washbasin, and low-flush WC.

The rear garden is a true highlight of the property, lovingly landscaped and well-maintained to offer privacy and versatility. It features a paved terrace, a raised lawn, an outbuilding offers a family space, currently set up as living area and bar. There is also a convenient side access.

To the front, the driveway provides ample parking for multiple vehicles.

Located in the sought-after area of Bengoe, this property is within walking distance of Hertford town centre, Hartham Common, and the River Lee. The area is renowned for its excellent selection of both private and state schools, as well as its proximity to Hertford's mainline stations offering services into London.



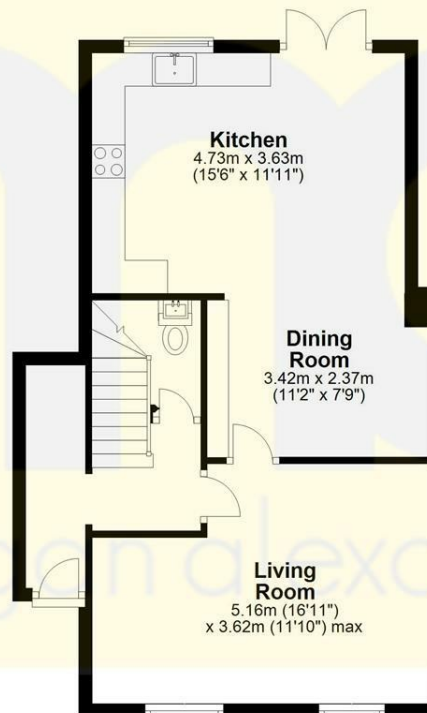




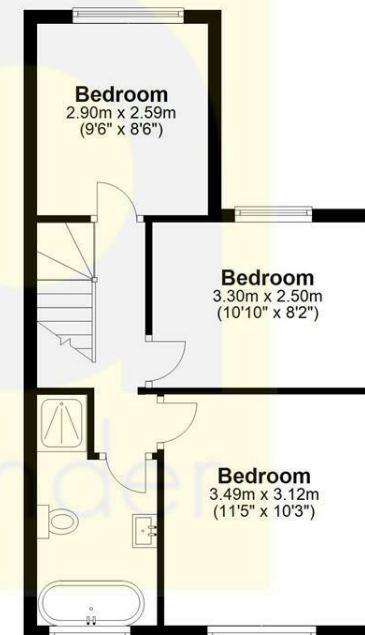
**Outbuilding**  
Approx. 21.7 sq. metres (233.1 sq. feet)



**Ground Floor**  
Approx. 53.1 sq. metres (571.6 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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