

35 Willis Grove
Herford, SG13 8FH
Guide price £768,995





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Located in an exclusive gated development set within 67 acres of parkland, this beautifully presented three-bedroom family home offers spacious, high-spec living within walking distance of Hertford East & North stations and popular SG13 schools.

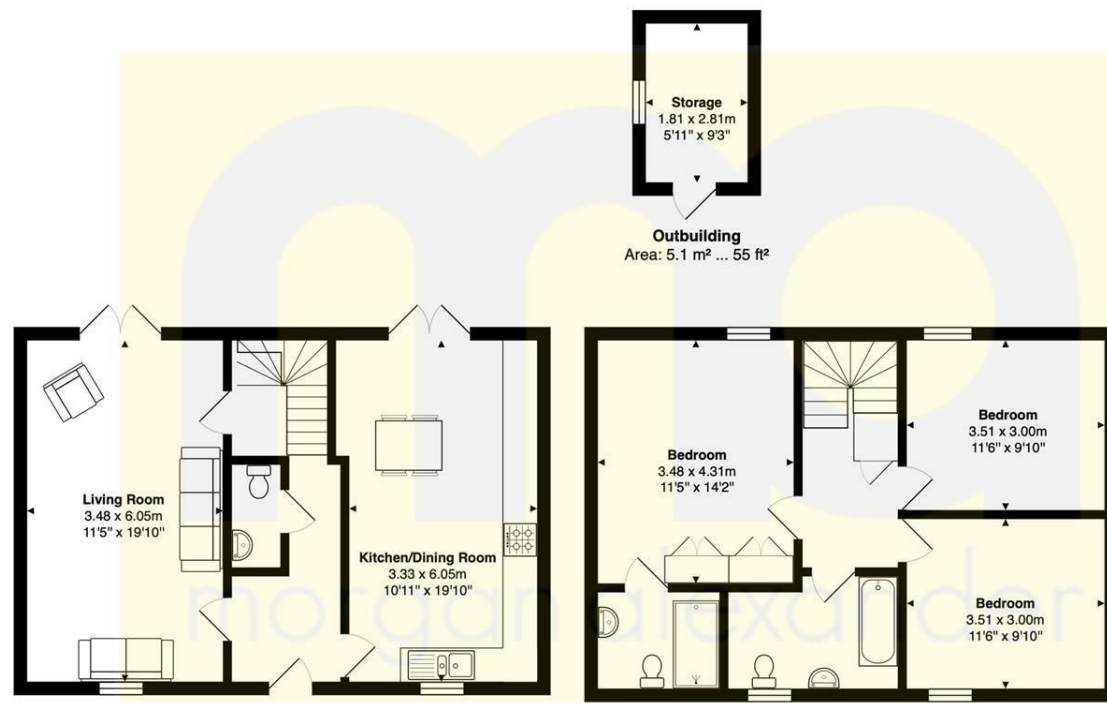
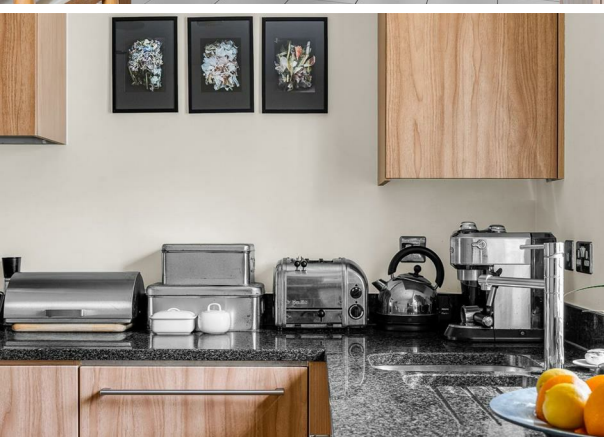
The ground floor is designed for modern open-plan living, featuring a sleek kitchen/dining area with granite worktops, integrated appliances, and French doors to the garden. A generous lounge also opens onto the garden, while a cloakroom/WC completes the ground floor.

Upstairs offers a large landing, master bedroom with en-suite and fitted wardrobes, two further double bedrooms, and a stylish family bathroom. The home benefits from underfloor heating throughout.

Outside, the landscaped rear garden includes a paved terrace, lawn, and a brick-built powered outbuilding – ideal as a home office or gym. There's also a side access gate and driveway parking for two cars.

Perfectly placed for both town and countryside, the home is close to excellent primary and secondary schools, Hertford's shops, restaurants and leisure facilities, and offers quick access to the A10 without passing through town.





Ground Floor
Area: 55.6 m² ... 598 ft²

First Floor
Area: 55.5 m² ... 598 ft²

Total Area: 115.4 m² ... 1242 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 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.

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