

83 Halleys Ridge
Herford, SG14 2TH
Asking price £299,995

ma
morgan alexander





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Morgan Alexander are pleased to present this beautifully refurbished one-bedroom house, ideally located within walking distance of Hertford North Station and local amenities.

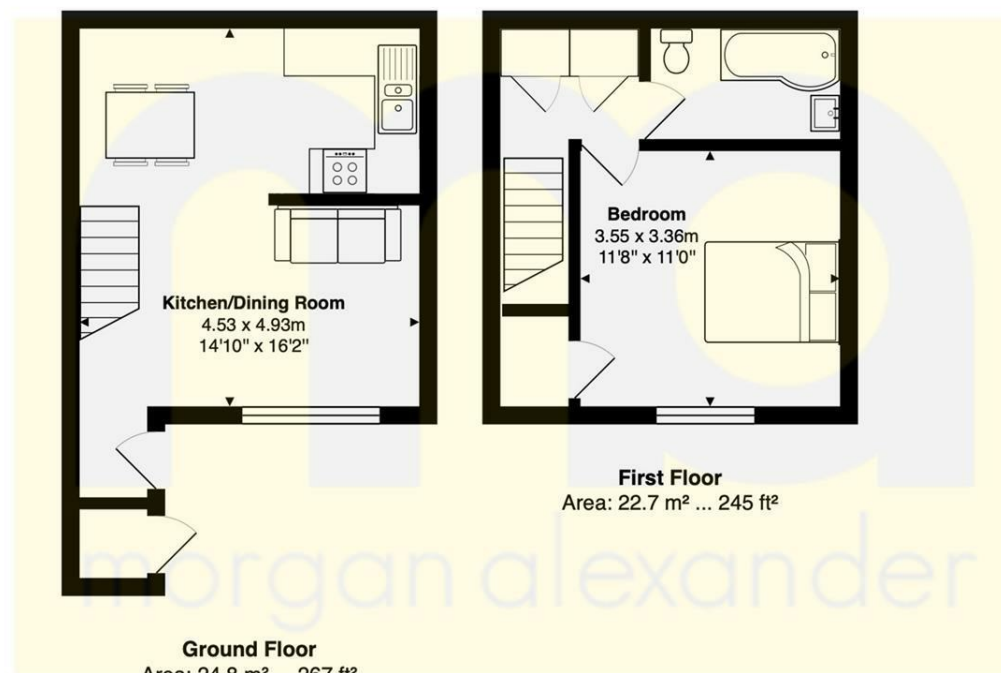
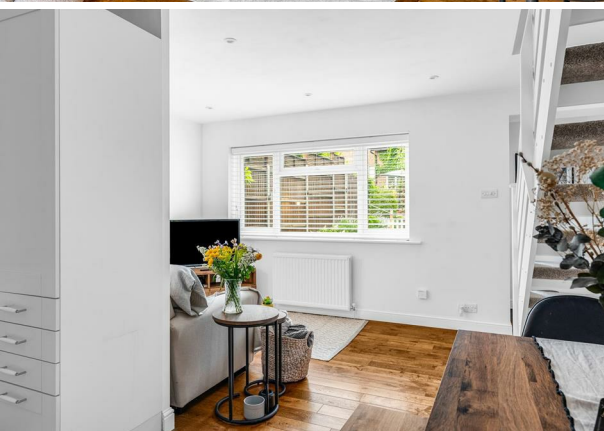
This charming property has been recently modernised throughout, offering stylish and comfortable living with a fresh, contemporary finish. The open-plan lounge/dining/kitchen space features wood-effect flooring, sleek fitted units, and generous natural light from the large front window.

Externally, the property enjoys a private front garden, providing a welcoming entrance and outdoor space to relax or entertain. Additional benefits include gas central heating, double glazing, and excellent storage options including a useful loft space and external storage cupboard.

Situated in a peaceful residential area, yet within easy reach of Panshanger Park, Hertford town centre, and major road links including the A414 and A1, this home offers the perfect blend of convenience and lifestyle.

Ideal for first-time buyers, downsizers, or investors, this property is offered chain free and ready to move into.





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, mis-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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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