

19 Warren Terrace
Herford, SG14 3JE
Guide price £675,000





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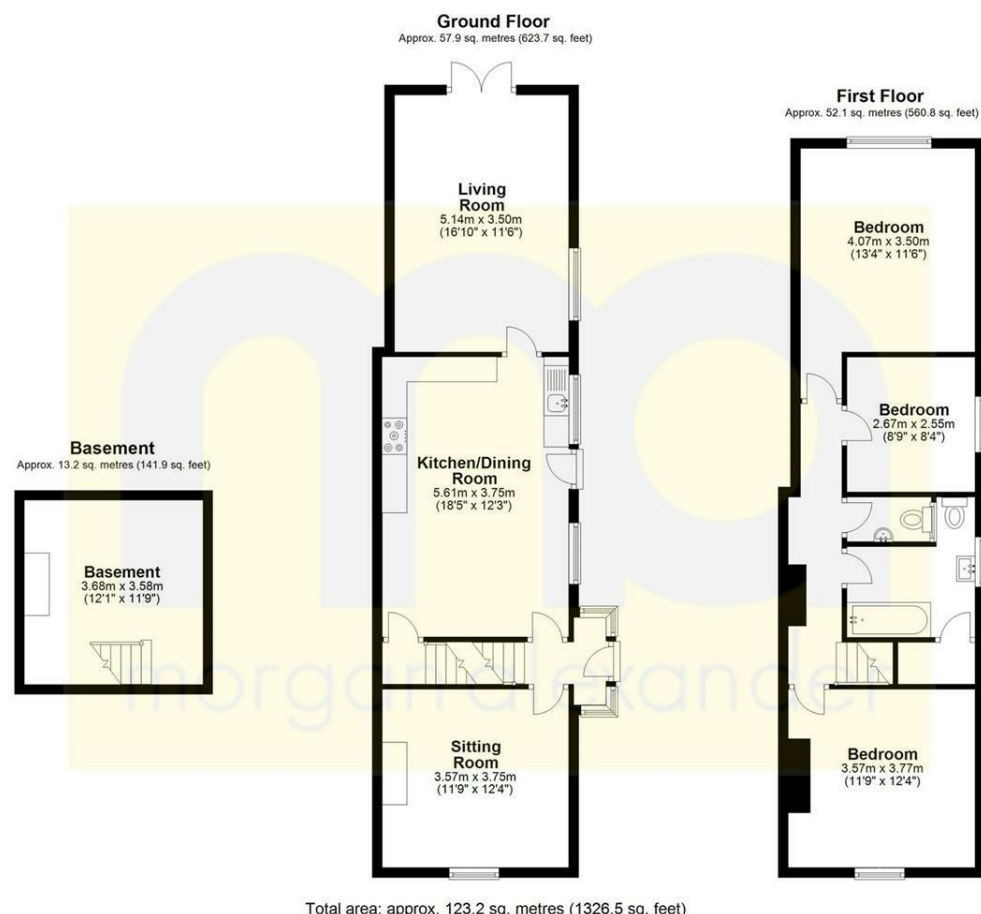
Offered by Morgan Alexander, this charming three-bedroom end-of-terrace period home offers approx. 1,326.5 sq ft of beautifully presented living space in the heart of Bengeo, one of Hertford's most desirable areas. Blending period character with modern touches, it's perfect for the discerning buyer.

The front sitting room features an attractive fireplace and ample natural light, creating a cosy retreat. The open-plan kitchen and dining area is the heart of the home, fitted with bespoke shaker-style units, quartz worktops, and space for essential appliances. A window and side door provide garden access and natural light. To the rear, a second living/family room offers French doors opening to the garden terrace, ideal for indoor/outdoor living.

Upstairs are two generous double bedrooms and a versatile third single bedroom, perfect as a nursery, guest room or office. A well-appointed family bathroom and separate WC complete the first floor. The rear garden features a raised terrace for al fresco dining, steps to a lawned garden, full fencing, and side access. A basement level provides additional storage with scope for further use (subject to consents).

Bengeo is renowned for its community feel, excellent schools, and picturesque surroundings. Local amenities, primary schools, and pubs are within walking distance. Hertford North and East stations offer direct links to London, while the historic town centre provides shops, restaurants, and cafés. Outdoor lovers will enjoy nearby Hartham Common, The Meads, and scenic routes along the River Lea.





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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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