

The Burrow 15 Warren Terrace
Herford, Hertfordshire SG14 3JE
Guide price £799,995

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This charming three bedroom end of terrace Victorian house is located on the highly sought-after Warren Terrace and offers a perfect blend of modern living and period features. Upon entering the property, you are greeted by a welcoming entrance hall with underfloor heating with a convenient w/c. The cosy lounge to the front of the home provides a cosy space complete with a fully functioning wood burner.

Named The Burrow, the highlight of this property is undoubtedly the stunning modern kitchen diner, which has been beautifully designed and is perfect for entertaining guests. The kitchen boasts high-quality fixtures and fittings, quartz worktop, Quooker boiling hot water tap, integrated Bosch appliances, wine fridge, underfloor heating and ample storage space. The dining area is flooded with natural light, creating a warm and inviting atmosphere.

At the rear of the house, the family room benefits from bi-fold doors to the back garden with individual, electrically powered blinds, vaulted ceilings complete with electrically operated Velux windows and built in blinds, a hidden storage room and underfloor heating.

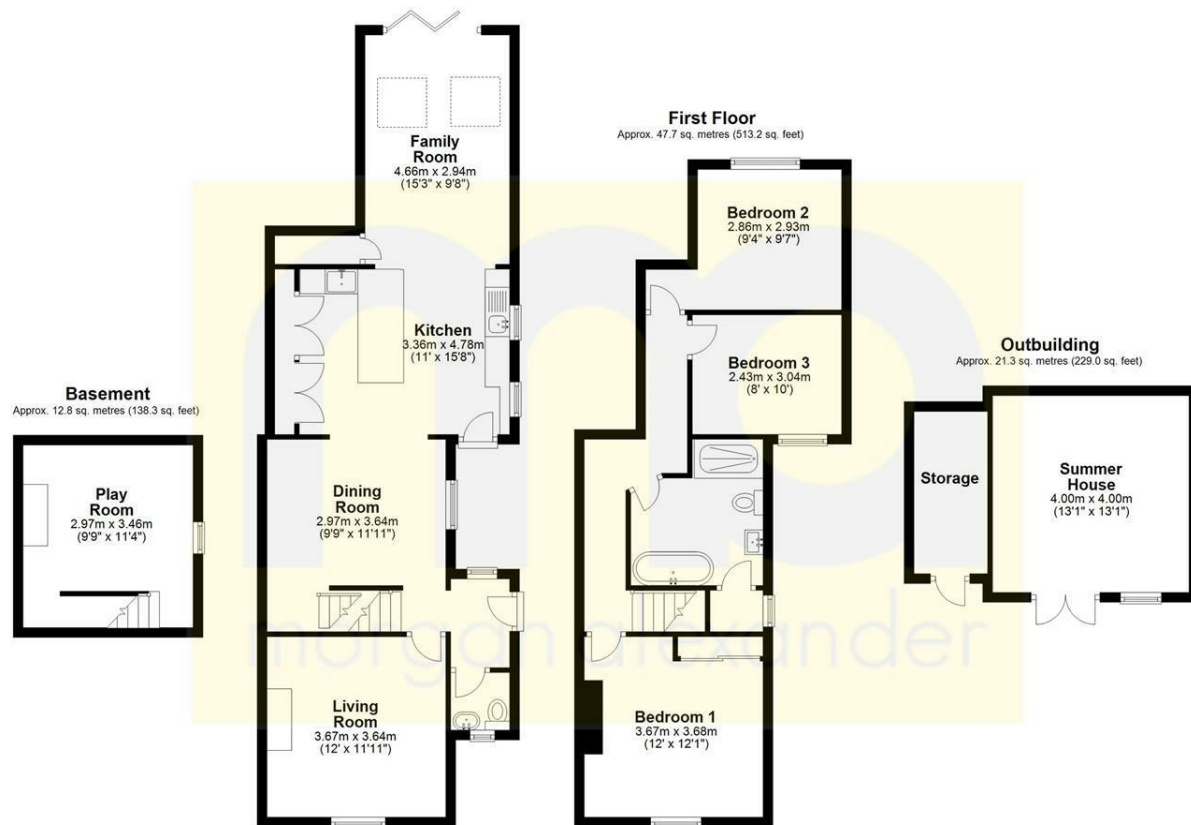
The basement of the home is being used as a bedroom by the current vendors - its been tanked, central heated. A fantastic usable space with plenty of head height, perfect for use as a home office, gym or additional living space. Completing the room is a lightwell providing natural light complete with fully opening and locking window complying with building regs.

The landscaped rear garden is a great size and provides a wonderful space for outside dining and family fun. It is perfect for entertaining friends and family during the summer months. The paving is newly laid granite slabs from front to back. At the end of the garden is a log cabin style summerhouse with power and heating, double glazed windows and an attached store room.





Ground Floor
Approx. 63.6 sq. metres (685.0 sq. feet)



Total area: approx. 145.4 sq. metres (1565.5 sq. feet)

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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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