

**Woodside Villa High Molewood
Herford, Herfordshire SG14 2PL
Offers in excess of £1,100,000**





Woodside Villa High Molewood Hertford, Hertfordshire SG14 2PL

This versatile four-bedroom home extends to approximately 2,267 sq ft and is arranged thoughtfully over three floors, offering spacious, flexible accommodation to suit a wide range of family needs. The ground floor offers a superb flow of living spaces, a separate dining room, a well-equipped kitchen/breakfast room, guest bedroom/office, utility room and ground floor shower room.

A particular feature of the property is the elevated first floor living room, which enjoys leafy views over the mature gardens and woodland beyond, with doors opening to a private balcony — perfect for morning coffee or evening sunsets. The upper floor hosts four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

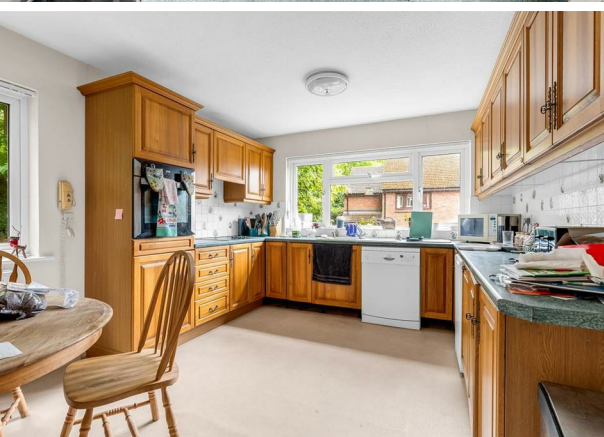
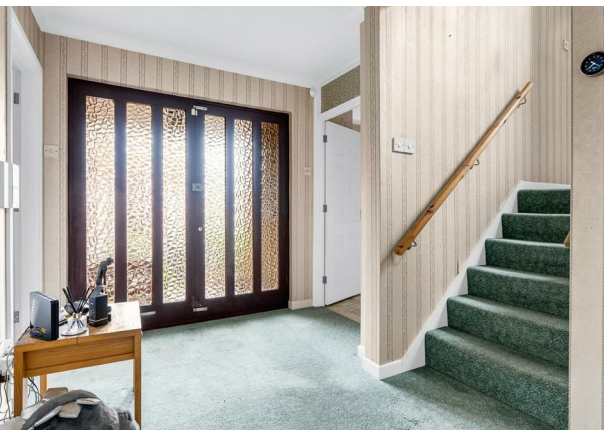
There is excellent scope for buyers seeking to further enhance or enlarge the property (subject to the necessary planning consents), making Woodside Villa an exciting long-term proposition.

Externally, the property is approached via a driveway providing ample parking and access to the garage. The landscaped gardens wrap around three sides of the house, with expansive lawns, mature shrub borders, and established trees that provide exceptional privacy and a true feeling of tranquillity. A delightful raised terrace and lower dining terrace offer perfect entertaining spaces during the warmer months, whilst the woodland backdrop enhances the sense of seclusion.

Location

Woodside Villa enjoys an enviable location on the fringe of Hertford town centre, offering the best of both worlds — a peaceful, semi-rural setting with woodland walks on your doorstep, yet within convenient reach of the vibrant shops, restaurants, bars and amenities of Hertford. For the commuter, Hertford North station is within easy access, providing a regular service into London's Moorgate.





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, 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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
 Tel: 01992 248028
westley@morgan-alexander.co.uk