

24 Warren Park Road
Hertford, SG14 3JD
Guide price £1,250,000

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This exceptional property has been cleverly designed to offer flexible family living arranged over three floors, whilst including a high specification throughout.

The reception hall gives access to all principal reception rooms, with staircase giving access to the spacious first floor and under stairs storage.

The highlight is undoubtedly the fantastic open plan kitchen/dining room with French doors into the beautiful rear garden and window to the front. The bespoke kitchen includes fully fitted cupboards, granite work surfaces and integrated appliances.

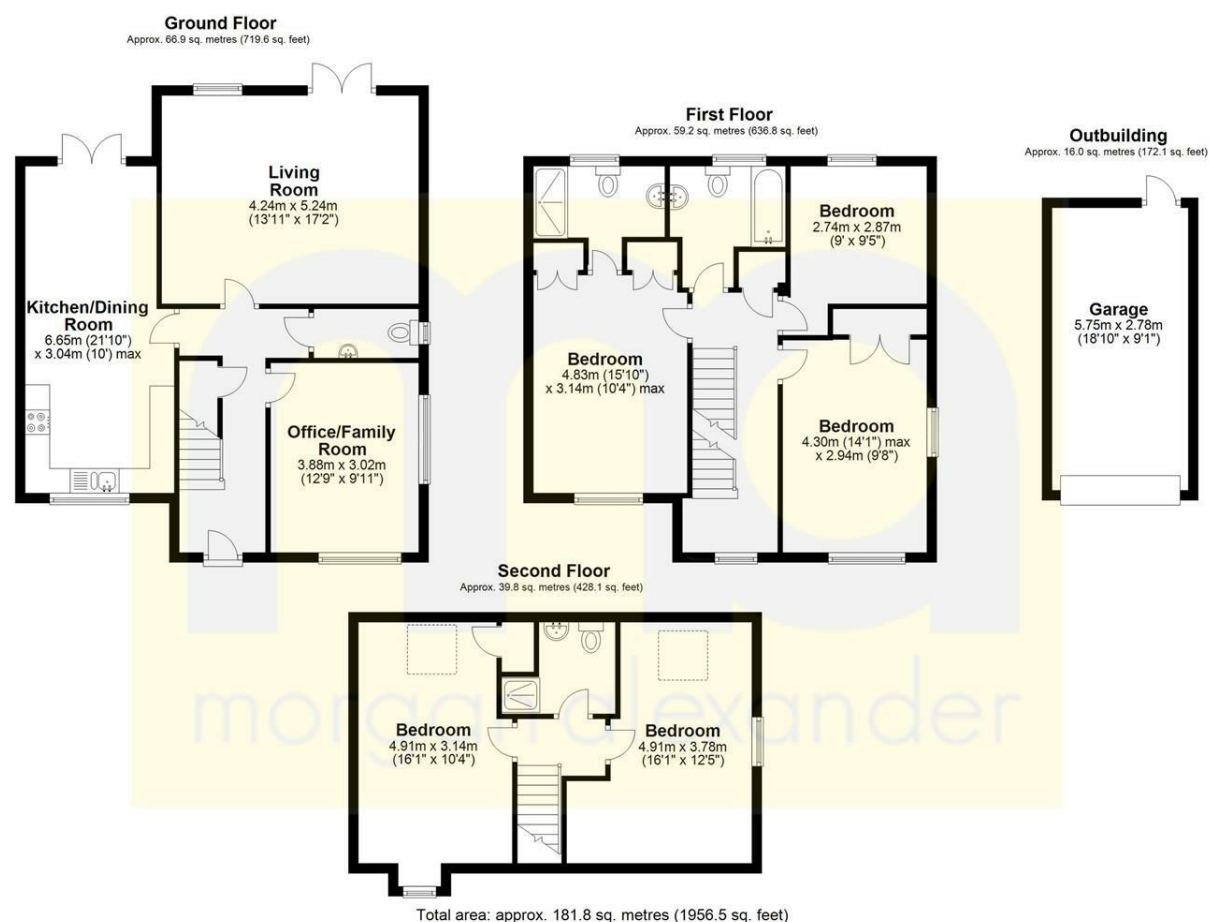
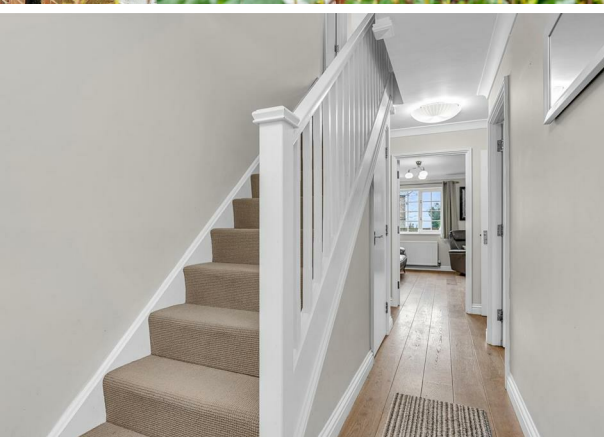
The living room overlooks the garden with window and French doors. There is a feature fireplace acting as a focal point.

There is a dual aspect family room/home office with views to the front and side.

To complete the ground floor there is a cloakroom/WC.

To the first floor, the luxurious master bedroom comprises en-suite shower room and built in wardrobes. There are two further well-proportioned bedrooms and a family bathroom.





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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.

morgan-alexander.co.uk



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