

16 Mount Pleasant  
Herford, SG13 7QX  
Guide price £685,000

**ma**  
morgan alexander







## 16 Mount Pleasant Hertford, SG13 7QX

A beautiful three-bedroom period home set in a prime position overlooking the village green, offering a superb blend of modern design and character features.

This stylish home has been tastefully updated throughout, featuring wooden flooring, a log burner, and well-proportioned rooms. The entrance porch leads into a bright open-plan living room with dual aspect windows and stairs to the first floor. To the rear, a high-specification kitchen/dining room includes fitted units, quartz worktops, butler sink, tiled flooring, skylight, and bi-folding doors opening onto the garden – ideal for entertaining.

Upstairs, the principal bedroom enjoys views across the green and a feature fireplace. The second bedroom overlooks the garden, perfect as a guest room, while the third makes an ideal child's room or study. The family bathroom features a period-style suite with shower over bath and a window for natural light.

Outside, the beautifully landscaped south-facing garden is bordered by mature hedgerows, established trees, and colourful flower beds, with multiple seating areas to enjoy. To the rear is a versatile studio/home office complete with shower room and additional storage.

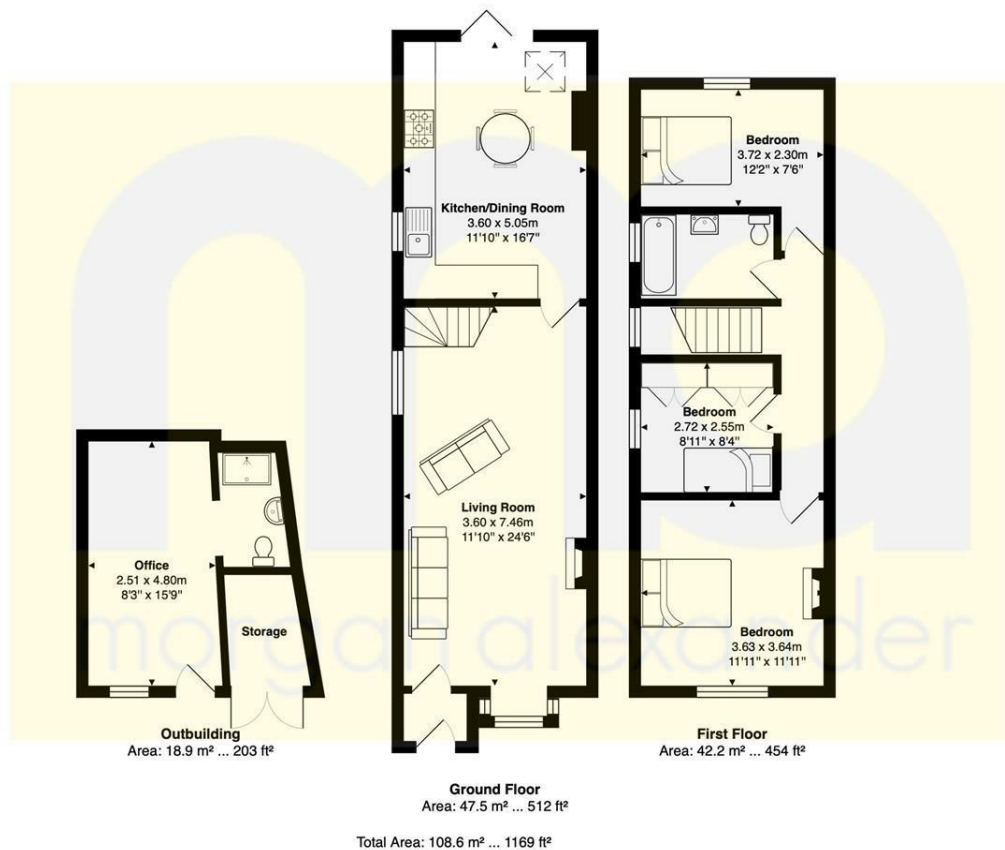
Located on a sought-after road in the heart of Hertford Heath, this home is just a short walk from the village shop, local pubs, primary school, green spaces and Broxbourne Woods. Hertford town centre is nearby with its excellent schools, restaurants, leisure facilities and two mainline stations offering direct routes to London.

Internal viewing is highly recommended.









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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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