

7 Richardson Drive
Herford, SG13 8FW
Asking price £850,000





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CHAIN FREE - A rare opportunity to acquire a RECENTLY BUILT three bedroom detached family home situated in one of Hertford's prime residential roads, a short walk from the town centre and mainline railway stations, which serve both London Liverpool Street, Tottenham Hale and Moorgate Stations.

An enviable tree lined location, Richardson Drive enjoys a lovely setting within easy walking distance of Simon Balle and Richard Hale schools.

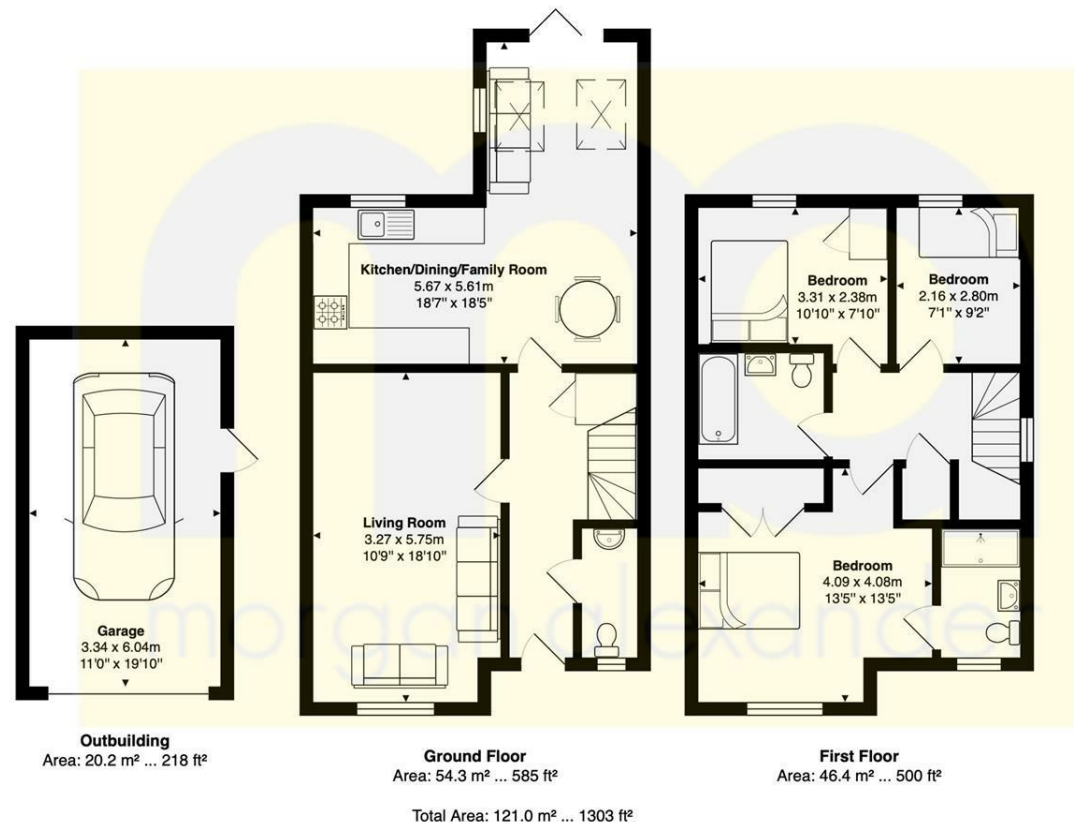
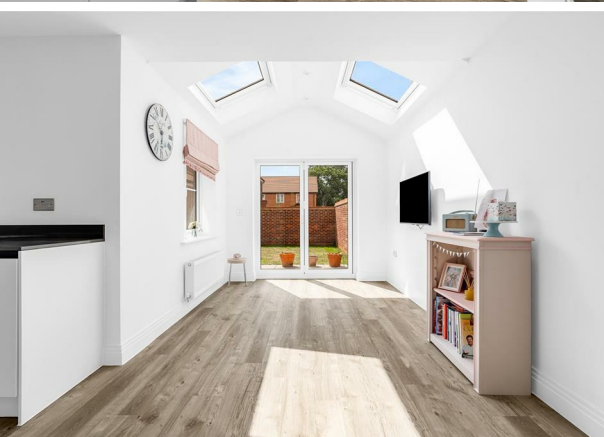
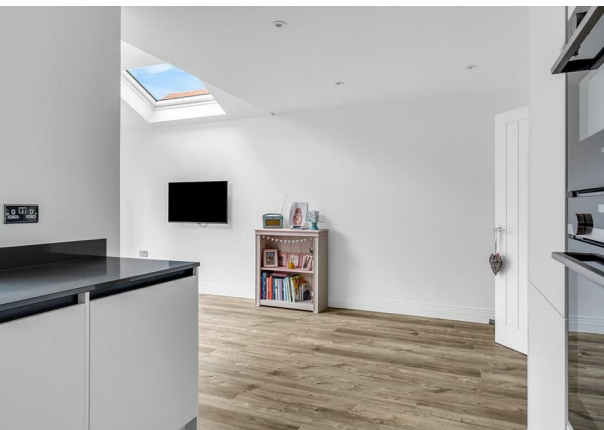
This beautiful property has been finished to a high quality standard in the construction of this timeless home, it is the style, flow, fit and finish that ensures this home stands out from the crowd. On approach you are greeted by a landscaped front garden, with a pathway that takes you to the property and driveway providing off street parking.

Entering the impressive entrance hall, you benefit from a bright and airy space with excellent ceiling heights and views ahead all the way through to the garden. The ground floor accommodation comprises a lounge with window overlooking the front. A cloakroom/WC and an under stairs storage cupboard.

At the rear of the property is a beautifully fitted kitchen/ dining / family room with built-in appliances and connecting family area all of which almost spans the width of the house. The vaulted ceiling with Velux windows flood the room with light and bifold doors lead out to the garden.

Ascending the stairs to the first floor you find the master bedroom with an en-suite shower room, which is fully equipped with walk-in shower, set in a vanity unit and WC. There are two further bedrooms and a family bathroom.





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 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.
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.

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