

16 Mount Pleasant
Herford, SG13 7QX
Guide price £649,995

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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.

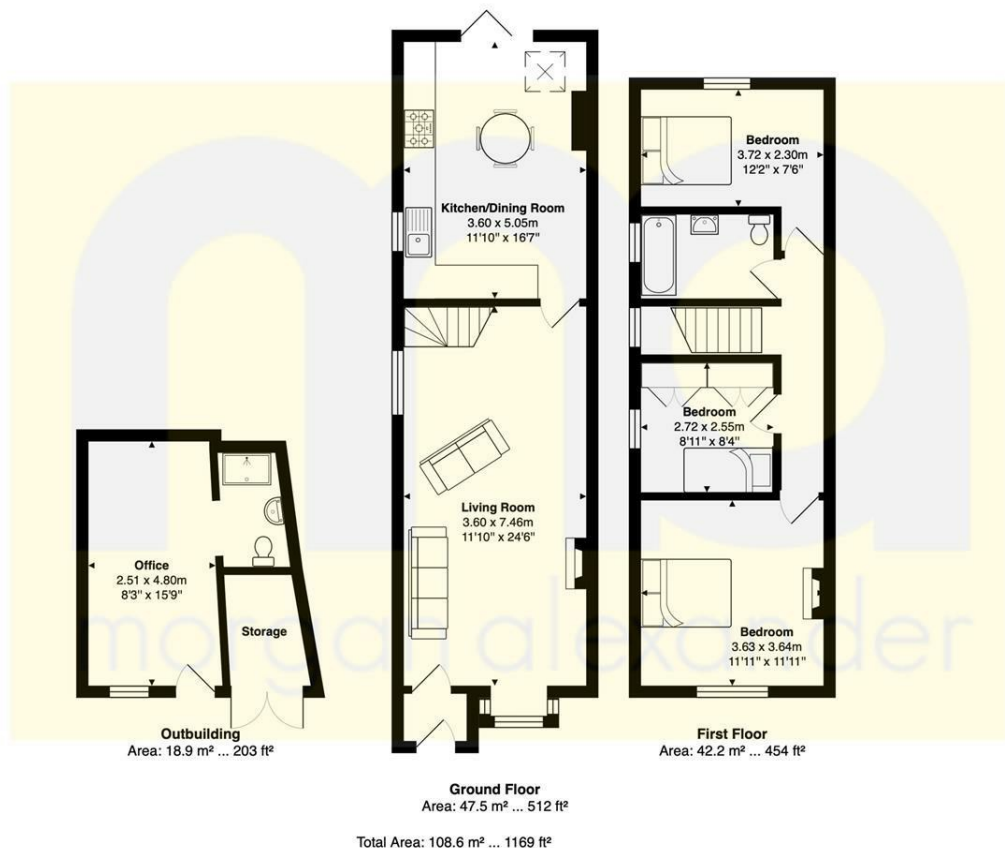
Upstairs, the principal bedroom enjoys views across the green and a feature fireplace. The second bedroom overlooks the garden, perfect as a guest room, while the third makes an ideal child's room or study. The family bathroom features a period-style suite with shower over bath and a window for natural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

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