

46 Claud Hamilton Way
Herford, SG14 1SR
Guide price £740,000

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This stunning four bedroom family home enjoys a luxurious high-specification finish throughout with a wealth of stunning internal features. The deceptively spacious accommodation is arranged over three floors, boasting bright and spacious interiors throughout, creating a lovely family home.

Externally, the property is set within a secure, gated development with a driveway providing parking, garage and a landscaped rear garden.

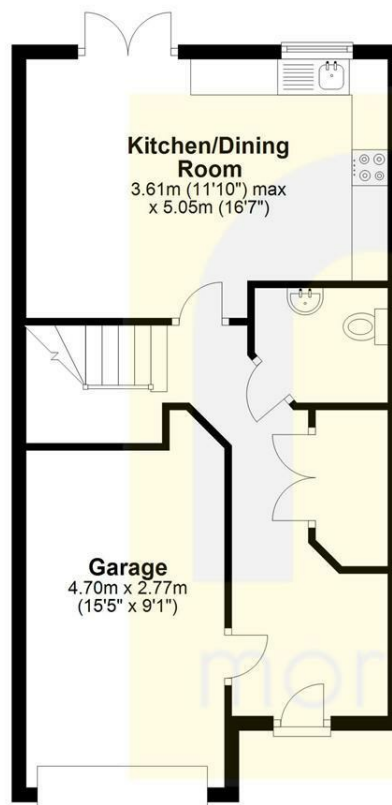
For city commuting - The property is just a few minutes walk from Hertford East Trainline, allowing access to London Liverpool Street in less than an hour. Hertford North mainline is within walking distance providing access to central London.

Claud Hamilton Way is located within a beautiful landscaped development which is set behind security-controlled gates and ideally located moments from the fantastic facilities of Hertford town centre, while the green open spaces of Hartham Common and the Meads are close by. The property is within walking distance of Hertford North & East Stations servicing London.

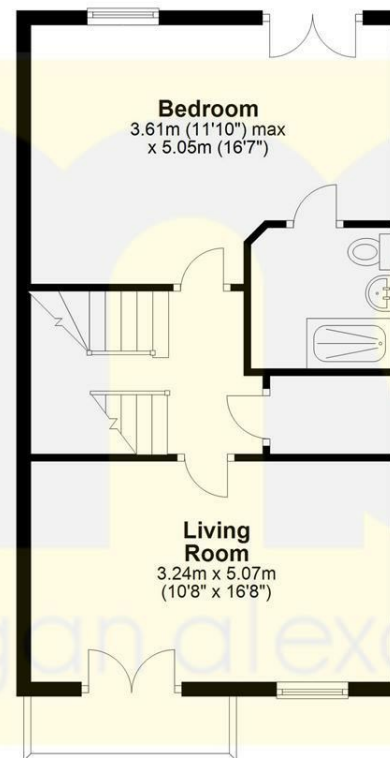




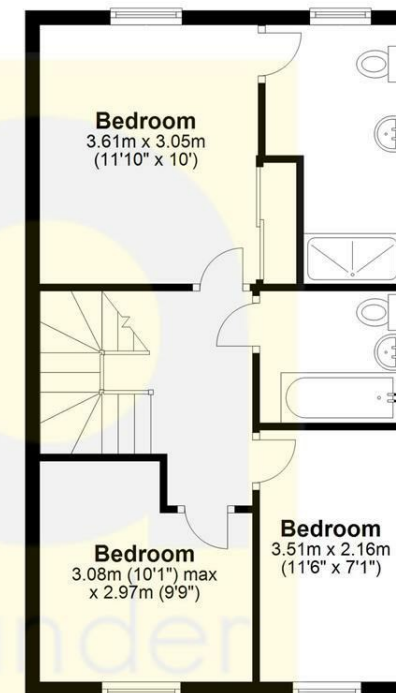
Ground Floor
Approx. 49.0 sq. metres (527.5 sq. feet)



First Floor
Approx. 47.1 sq. metres (507.0 sq. feet)



Second Floor
Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 143.2 sq. metres (1541.9 sq. feet)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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