

48 West Street
Herford, Hertfordshire SG13 8EZ
Offers in excess of £799,995

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Set in the heart of Hertford, along a pretty tree lined street, is this beautiful four-bedroom Grade II period house which enjoys a lovely interior finish throughout, complimented by many original features and located within walking distance of Hertford town centre.

This home offers entrance hall, an impressive living room with feature fireplace and stairs to first floor. The fitted kitchen/ dining room enjoys views of the garden with spaces for appliances and stairs down to the lower ground floor, leading to the family room with window and feature fireplace, access to a large storage area with a door to the garden.

This home is arranged over four floors offering well-proportioned bright rooms and the added advantage of parking.

To the first floor offers a master bedroom with built-in wardrobes and access to an en-suite shower room, bedroom two and the family bathroom. On the second floor is bedroom three with storage cupboard and bedroom four.

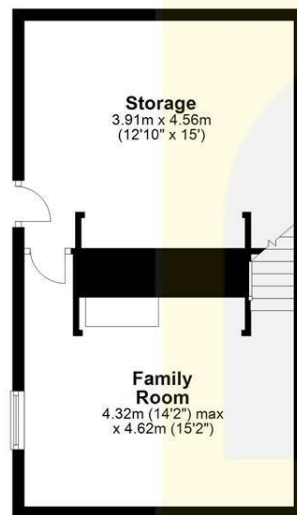
Attractive as the house itself is, it may well be the garden you really fall in love with. The wrap-around garden enjoys a terrace boarded with trees, shrubs and flowerbeds. The garden doubles up as parking with wrought iron gates leading to West Street.

Being located on West Street this home is just a few minute's walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday street market.

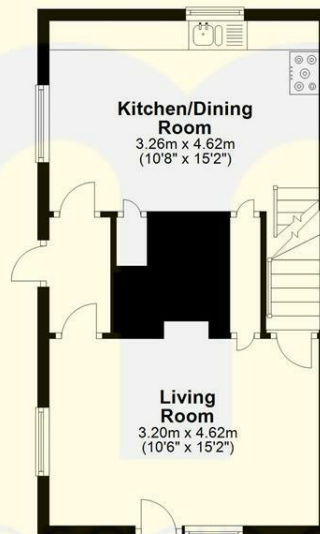




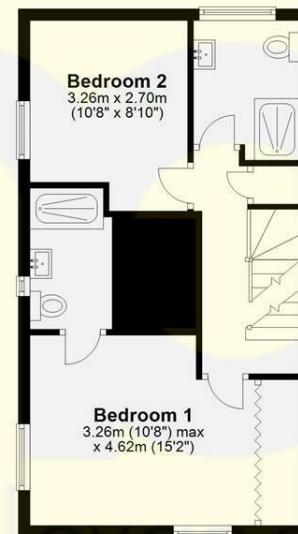
Basement
Approx. 35.7 sq. metres (384.2 sq. feet)



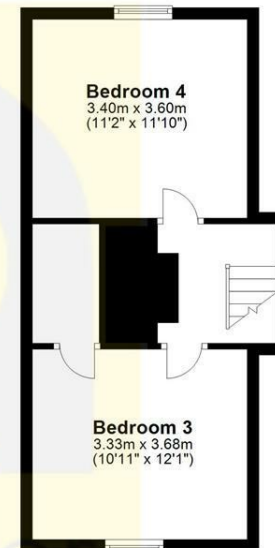
Ground Floor
Approx. 36.0 sq. metres (387.9 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.7 sq. feet)



Second Floor
Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 140.0 sq. metres (1506.6 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, miss-statement or use of data shown.
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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			England & Wales		
EU Directive 2002/91/EC			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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