

2 Grove Walk
Herford, Hertfordshire SG14 3HH
Offers in excess of £499,995





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The hub of the home is a stunning lounge/kitchen/dining room, designed for both everyday living and entertaining. This light-filled space features contemporary wall and base units with generous worktop space, integrated appliances, and a stylish feature wall with fireplace. Bifold doors open seamlessly onto the garden, creating a perfect flow between indoors and out.

The main bedroom enjoys a dual aspect with fitted wardrobes, while the guest bedroom, also dual aspect, provides flexibility for family or visitors. A well-appointed bathroom completes the accommodation. The home further benefits from wood-effect flooring throughout, modern double-glazed windows and doors, and is offered chain free for a straightforward move.

Outside, the private garden provides an inviting retreat, ideal for relaxation or entertaining in warmer months.

Location

Set within the sought-after village of Bengeo, residents can enjoy a genuine community feel with excellent local amenities close by. The area is well served by highly regarded primary and secondary schools, making it an attractive choice for families. A selection of traditional pubs, independent shops, and everyday conveniences are all within easy reach, while the bustling centre of Hertford town is just a short stroll away, offering a vibrant mix of restaurants, cafés, and boutiques.

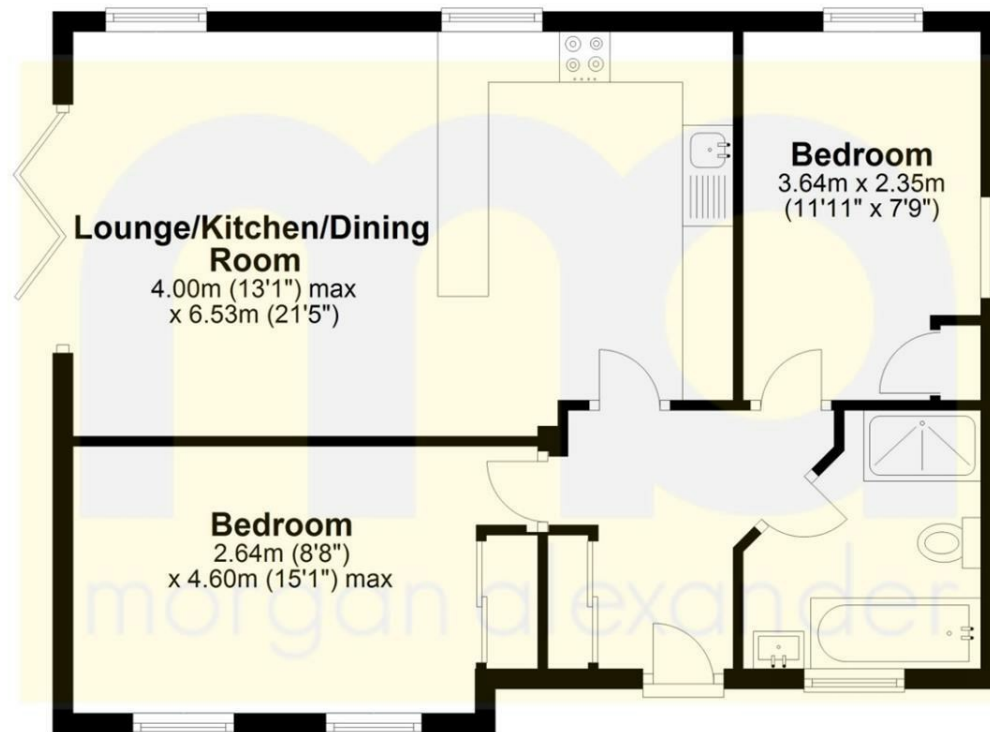
For commuters, the property is ideally placed within walking distance to both Hertford North and Hertford East stations, providing regular services into London Moorgate and Liverpool Street. Road links are also excellent, with access to the A10 and A1(M) close at hand.





Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.7 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	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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