

38 High Road  
Herford, SG14 3NW  
Guide price £675,000

**ma**  
morgan alexander







## 38 High Road Hertford, SG14 3NW

An opportunity to acquire this three bedroom detached bungalow occupying an elevated position and enjoying far-reaching views across the surrounding countryside. Set within the popular and well-regarded village of Stapleford, the property offers comfortable single-storey living with excellent scope to extend further, subject to the relevant planning permissions.

The bungalow is approached via a private driveway providing off-street parking. To the rear is a well maintained West-facing garden, ideal for afternoon and evening sun, while making the most of the open outlook beyond.

Internally, the accommodation is well balanced and arranged as follows: storm porch opening into an entrance hall, a large dual aspect living room with feature fireplace and double doors leading through to the dining room., a spacious dining room enjoys views over the garden, a fitted kitchen with access to the garden. The principal bedroom benefits from space for wardrobes and views to the front. There are two further bedrooms, a family bathroom and a separate shower room which complete the accommodation.

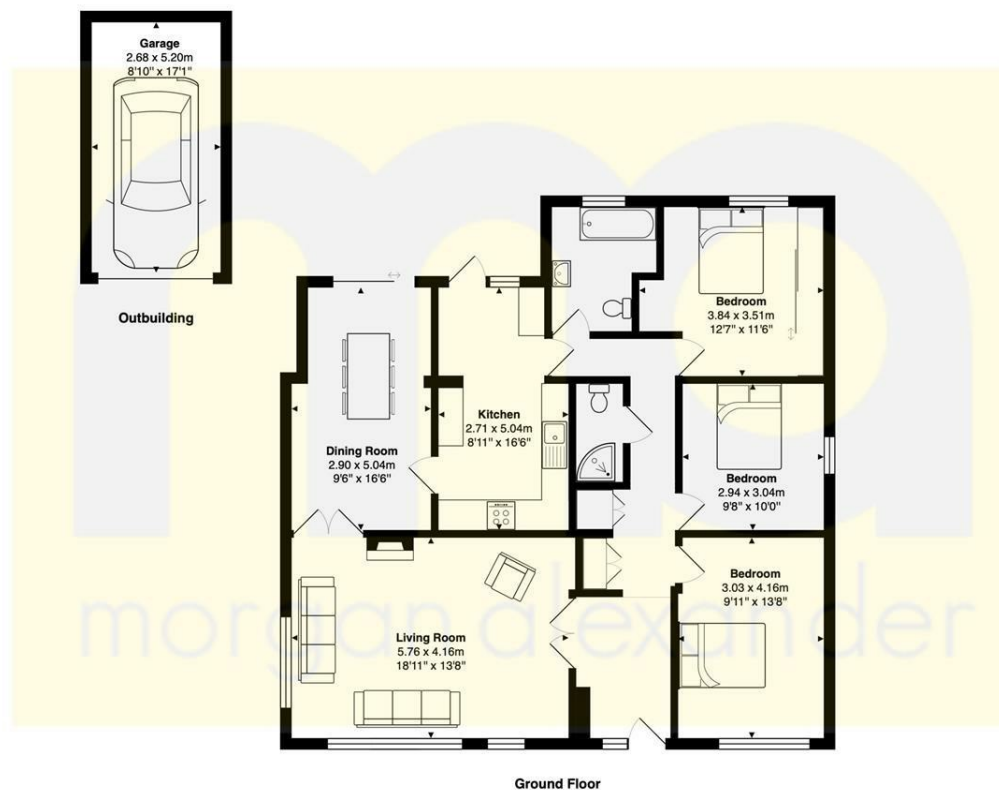
Stapleford is particularly well placed for those who enjoy the outdoors, with lovely countryside walks and dog walks accessible directly from the village. The neighbouring village of Watton at Stone is a short drive away and offers a range of local amenities including shops, pubs, schooling and a mainline rail station. The larger towns of Hertford and Ware are also within easy reach, providing more extensive shopping, leisure facilities and commuter links.

A rarely available bungalow in an excellent setting, combining views, outdoor space and future potential—early viewing is strongly recommended.









Total Area: 126.4 m<sup>2</sup> ... 1361 ft<sup>2</sup>

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.

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

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