

40 Brickendon Lane  
Herford, SG13 8HY  
Guide price £525,000





## 40 Brickendon Lane Hertford, SG13 8HY

The current owners have undertaken an extensive programme of works, including a new roof, complete rewire, new gas central heating system with combination boiler, and all new windows and doors. The result is a home that not only looks impressive but delivers the peace of mind buyers rightly expect.

The ground floor has been thoughtfully arranged to suit modern family life. A welcoming hallway leads through to a nicely fitted solid wood kitchen complete with a range of integrated appliances, seamlessly open plan to the dining area with ample space for a table. This is a sociable hub of the home, ideal for both everyday living and entertaining.

To the rear, the living room provides a calm retreat, enhanced by bifolding doors that open directly onto the garden, drawing in natural light and creating an effortless connection between inside and out. A ground floor WC completes the layout.

Upstairs, the landing gives access to three well proportioned bedrooms, each benefitting from built in storage cupboards. The newly fitted family bathroom has been finished to a high standard, featuring a modern suite with bath and separate walk in shower.

Outside, the rear garden is a true highlight. Mature and leafy, it offers excellent space for children to play and for summer dining. The terrace immediately to the rear of the house provides the perfect spot for morning coffee or evening gatherings, while the remainder of the garden has recently been seeded and will soon establish into a fresh lawn. Side access leads conveniently to the front of the property, where a driveway provides off street parking for two vehicles.

Situated on Brickendon Lane, the property is within easy reach of the excellent transport links, shops, bars and restaurants of Hertford town centre. Hartham Common and the picturesque River Lea are close by, as is Hertford's popular Saturday street market.





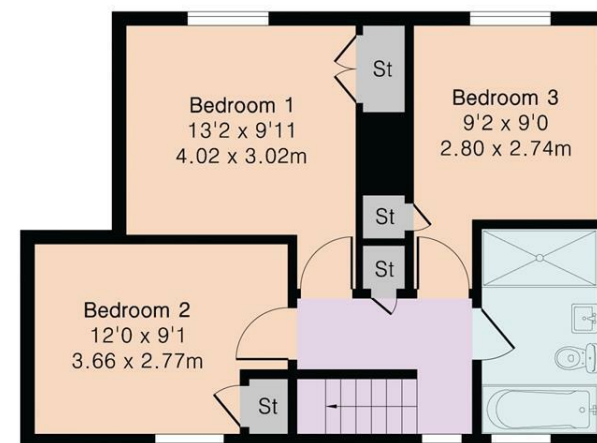
## Approximate Gross Internal Area 950 sq ft - 89 sq m

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 471 sq ft – 44 sq m



Ground Floor



First Floor

| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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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