

**7 Carriage Court North Road
Herford, SG14 1LN
Guide price £525,000**





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The House & Lifestyle

Carriage Court sits just moments from Herford's lively town centre, offering city energy with countryside calm. Once the coachworks and showrooms of Henry McMullen, this gated courtyard development blends heritage character with striking modern design.

These architecturally impressive mews homes feature floor to ceiling glazing, vaulted ceilings and exposed steel beams, creating light filled spaces with privacy and a strong sense of calm.

Designed as an upside down house, the open plan living, dining and kitchen space occupies the upper floor to maximise light and volume. It is ideal for entertaining, cooking and relaxing. Warm and cosy in winter, the home stays comfortably cool in summer thanks to integrated air conditioning.

The current owners moved from London nearly seven years ago seeking more space and a better pace of life. Herford quickly felt like home, with its independent coffee shops, pubs, restaurants, theatre, cinema and beautiful riverside walks. What began as a home for hosting friends has grown into a much loved family home.

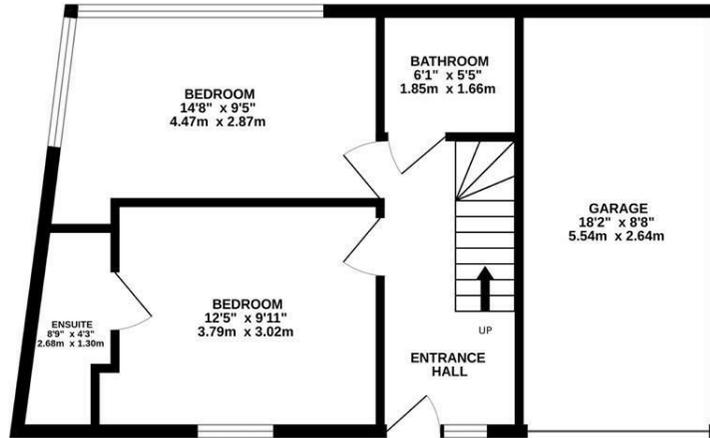
Herford North station is a short walk away with direct services to Finsbury Park in around 37 minutes and Moorgate in approximately 51 minutes. Herford East station, around 0.6 miles away, connects to Tottenham Hale and London Liverpool Street.

Herford is a charming market town known for historic streets, green spaces and a strong community spirit. A weekly Saturday market offers local produce, while riverside paths and welcoming pubs like The Old Cross make it easy to feel part of the town.

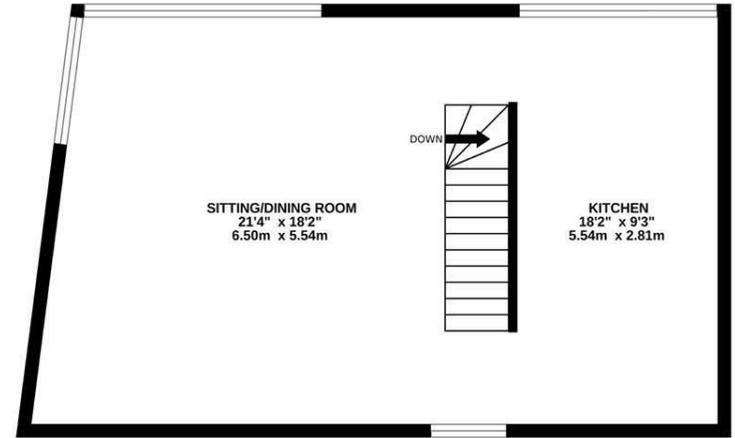




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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