

37a Station Road
Herford, SG14 3SH
Offers in excess of £550,000

ma
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Step inside, and you'll immediately appreciate the bright and spacious accommodation. The ground floor features underfloor heating throughout, creating a warm and inviting atmosphere. The open-plan kitchen/diner is a true highlight, with Quartz work surfaces, an island complete with a wine fridge, and a suite of integrated appliances. Bi-fold doors open seamlessly onto the garden, making this space perfect for entertaining or family life. The adjoining lounge, with its large double-glazed window to the front, offers a cosy retreat. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the second and third bedrooms share a modern family bathroom with a three-piece suite. Double-glazed windows throughout and gas central heating ensure this home is as practical as it is stylish.

The south-facing rear garden has been recently landscaped with terrace areas and artificial lawn area—a private oasis to enjoy the sun all day. Side access adds further practicality, and the block-paved driveway at the front provides ample parking.

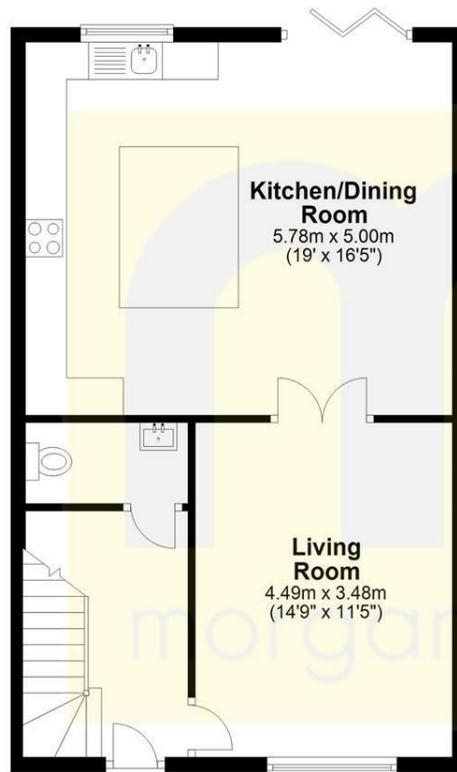
Location:

Situated in the picturesque village of Watton At Stone, this property enjoys a tranquil yet convenient setting. The village offers a range of amenities, including a local shop, post office, popular pubs, and a charming tearoom. For families, there's a well-regarded primary school and plenty of green spaces to explore.





Ground Floor
Approx. 55.4 sq. metres (596.5 sq. feet)



First Floor
Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 102.8 sq. metres (1106.5 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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