

22 Villiers Street  
Herford, SG13 7BW  
Guide price £800,000

**ma**  
morgan alexander





## 22 Villiers Street Herford, SG13 7BW

This beautiful and upgraded property makes the most of the impressive rooms and spectacular features, enjoying a feel of a much larger period property and has been renovated to a high standard.

This contemporary-styled period home enjoys a modern interior, with plenty of stylish finishes, such as the well-appointed kitchen open plan to the dining room and the versatile lower ground floor which leads out to a courtyard and could be used as bedrooms/playroom or work from home spaces.

It also has a fantastic layout, featuring entrance hall, living room to front with wooden flooring, built-in cabinetry and shelving to chimney recess and window to the front. The real stunning feature of this home is the impressive kitchen open to the dining room with a range of wall and base units, including integrated appliances, work surfaces, multiple windows and French doors leading out to the garden.

On the lower ground floor, there are three usable rooms with good head height. A sitting room with wooden flooring with French doors out to the courtyard. A music room and study with a window. All three rooms are flexible and could be used as bedrooms or reception room.

The first floor offers two bedrooms both doubles and a stunning family bathroom with free standing bath and separate walk in shower.





## Approximate Gross Internal Area 1558 sq ft - 145 sq m

Basement Area 388 sq ft – 36 sq m  
 Ground Floor Area 441 sq ft – 41 sq m  
 First Floor Area 441 sq ft – 41 sq m  
 Second Floor Area 288 sq ft – 27 sq m



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |         |           |
|---|---------|---|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential   | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |   | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |   | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |   | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |   | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |   | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |   | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |   | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                             |         | England & Wales   |   |         |           |
| EU Directive 2002/91/EC                     |         | 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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