

18C Hockerill  
Herford, SG14 3SQ  
Guide price £650,000

**ma**  
morgan alexander





## 18C Hockerill Herford, SG14 3SQ

The house has been thoughtfully designed with a nice layout for everyday life.

The main house is approached via a spacious entrance hallway which immediately sets the tone for the well-balanced accommodation. To the ground floor there is a cloakroom, a bright and well-proportioned lounge/dining room leading to the conservatory, and a fitted kitchen with space for a table.

Upstairs, the first floor offers four generous double bedrooms along with two bathrooms, all arranged off a central landing.

The tandem garage is a great size and offers scope for conversion to a playroom or study.

Externally, the property continues to impress. The wide frontage provides ample off-street parking, while the rear garden is mature, private and well maintained. Owing to the size and position of the plot there is clear potential to extend to the rear of the property, subject to planning permission.

Watton-at-Stone remains one of East Hertfordshire's most desirable villages, offering a wonderful sense of community alongside excellent everyday amenities. The charming High Street features a village bakery, Post Office, convenience store and newsagents, along with both doctors' and dental surgeries. Two well-regarded public houses, The George & Dragon and The Bull, provide excellent food and traditional hospitality.

For commuters, the village's mainline railway station offers direct services into London in approximately 45 minutes, while families are well served by the highly regarded Watton-at-Stone Primary School, all within comfortable walking distance. Heath Mount Independent Prep School is also nearby.

A rare opportunity to secure a versatile family home on a generous plot in the heart of this highly regarded village.



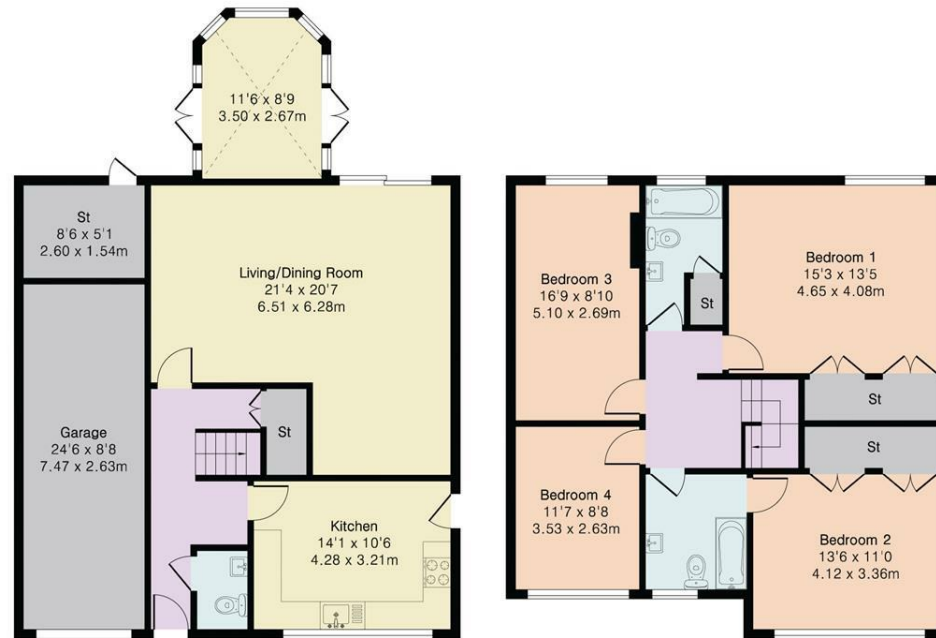


## Approximate Gross Internal Area 1744 sq ft - 162 sq m (Excluding Garage)

Ground Floor Area 832 sq ft – 77 sq m

First Floor Area 912 sq ft – 85 sq m

Garage Area 211 sq ft – 20 sq m



Ground Floor

First Floor

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		
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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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