

103 Tudor Way
Herford, SG14 2DY
Guide price £395,000





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Nestled in a popular location, this property boasts a stunning rear garden—a true haven for family fun and entertaining. The garden features an expansive lawn area, lovely terrace ideal for al fresco dining, and well-stocked plant and shrub borders.

Inside, the accommodation is thoughtfully arranged to provide both comfort and style. A bright and modern kitchen leads seamlessly into the garden through the French doors, allowing for easy indoor-outdoor living. The living room is at the front of the property and offers an open fire place and large window over looking the front.

Upstairs, you'll find two well-proportioned bedrooms and the bathroom.

The property enjoys a driveway providing off street parking.

This home is ideally located within walking distance of local shops, excellent schools—including Sele School and primary options—and Hertford town centre. Hertford North train station and the nearby A414 provide superb transport links, while the beautiful Panshanger Park offers outdoor pursuits just a short drive away.

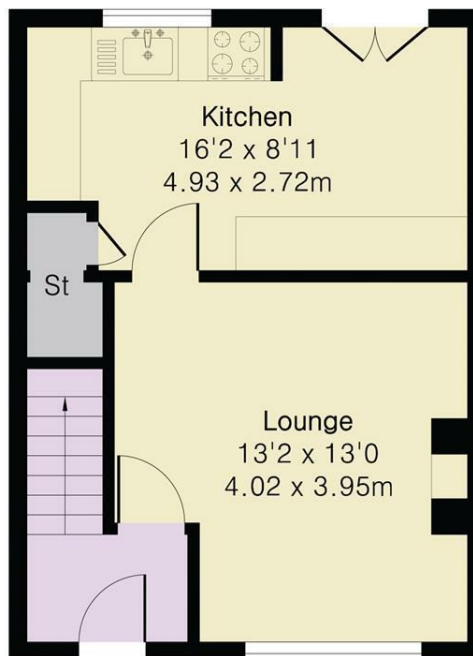




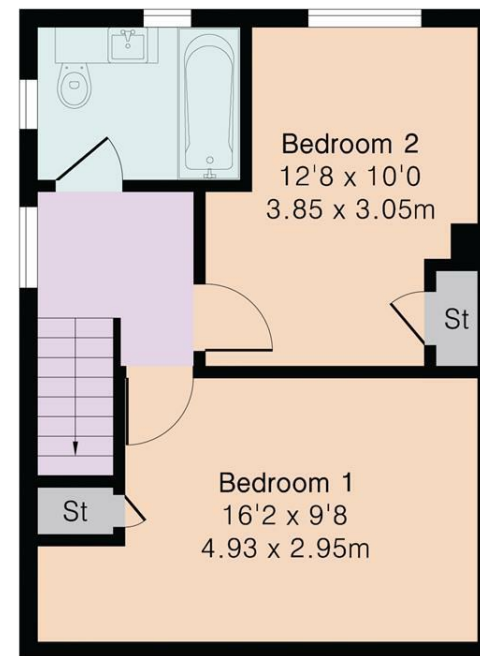
Approximate Gross Internal Area 730 sq ft - 68 sq m

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m



Ground Floor



First Floor

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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