

10a Priors Close
Herford, Hertfordshire SG13 7QN
Guide price £650,000

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A stunning detached family home, built approximately 18 years ago, enjoying a spacious living accommodation which is tastefully designed to suit a family's needs, located in the desirable pretty village of Herford Heath.

This exceptional family home is stylishly presented throughout and boasts excellent interior décor across two floors. Currently the property consists of entrance hall providing access to all principal rooms, cloakroom/wc and lobby with excellent storage and side access.

There is a lovely lounge/dining room with bay window to front and French doors lead through to the conservatory. At the rear of the house is a stylish kitchen with ample storage, integrated appliances and views over the garden.

To the first floor the spacious master bedroom with built-in wardrobes, two further bedrooms and a luxury family bathroom with both a bath and large shower cubicle which complete the first floor layout.

Set back nicely from the road the house enjoys a pleasant view of a mature street scene with a block paved carriage driveway providing parking for a number of cars and gates providing access to the side of the house.

To the rear a landscaped, manageable garden offers a child-friendly lawn and a high degree of privacy. The gardens outside are laid mainly to lawn surrounded by flower beds and shrubs, incorporating terraces for outside dining.

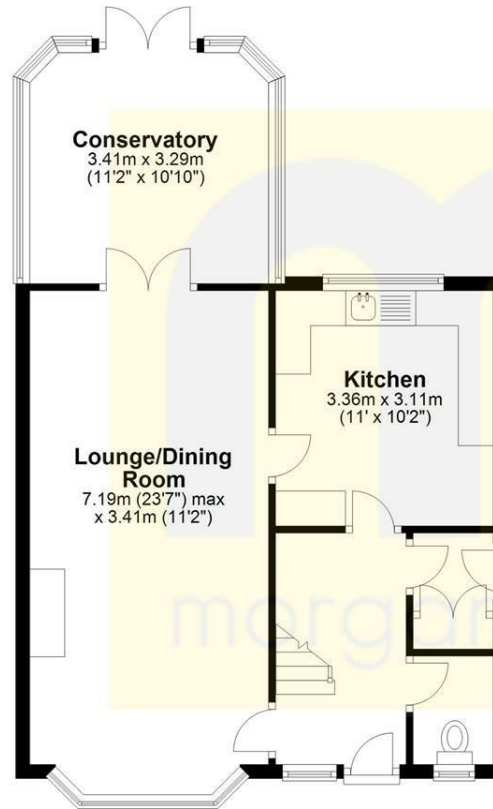
This is a wonderful home for any growing family.





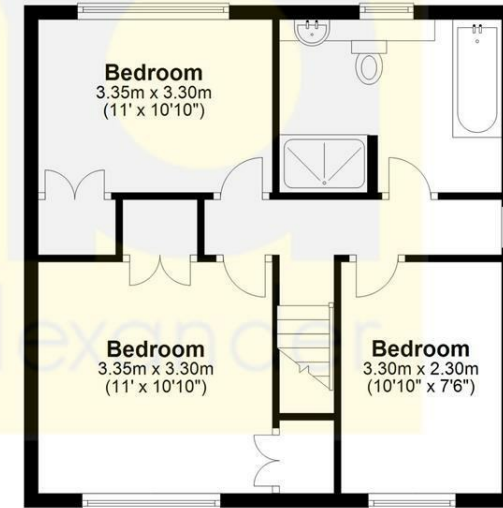
Ground Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 102.4 sq. metres (1102.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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