

104 Fordwich Rise  
Herford, SG14 2DE  
Guide price £1,100,000

**ma**  
morgan alexander





## 104 Fordwich Rise Herford, SG14 2DE

Beautifully redesigned and extended throughout, this impressive family home sits on a generous, well-maintained plot in a sought-after location—just a short walk from Herford town centre, Herford North Station, and excellent local schools.

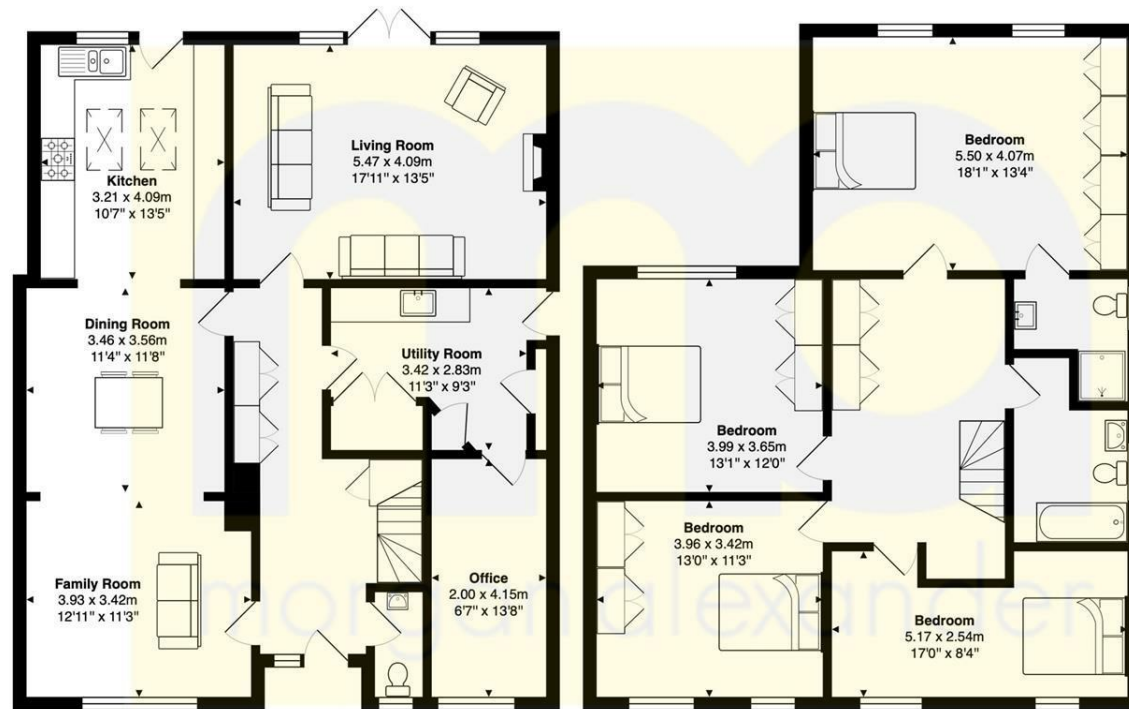
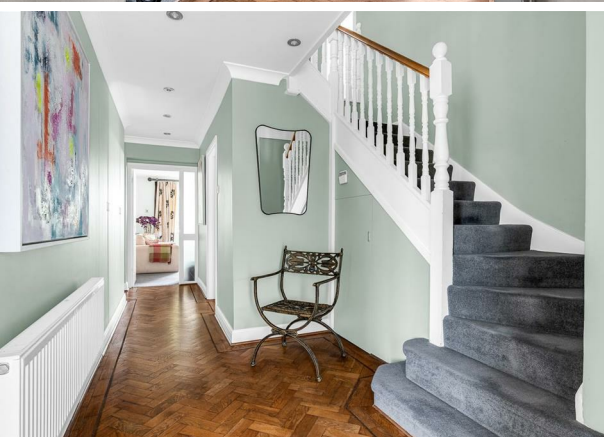
From the outset, the home exudes kerb appeal, with a landscaped resin driveway, mature planting, and an attractive façade set back from the road. Inside, the property seamlessly blends contemporary design with classic charm, ideal for modern family living and entertaining.

The striking entrance features fingerprint recognition and opens to a welcoming hallway with parquet flooring, built-in storage, and a stylish cloakroom/WC. At the front, a bright family room flows into a formal dining area, leading to a standout kitchen with granite worktops, high-end appliances, Velux windows, and access to the rear garden through a large glazed door and picture window.

To the rear, the living room boasts a serene garden view, a feature fireplace, and French doors to the terrace—perfect for relaxing or hosting guests. Additional ground floor highlights include a well-equipped utility room with garden access and a versatile home office/playroom.

Upstairs, the principal bedroom overlooks the garden and features built-in wardrobes and a chic en suite. Three further double bedrooms and a stylish family bathroom complete the first floor.





**Ground Floor**  
Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

**First Floor**  
Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>

**Total Area: 191.9 m<sup>2</sup> ... 2066 ft<sup>2</sup>**

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) <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>		
(21-38) <b>F</b>		
(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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