

6 Winding Shott
Herford, SG14 2QP
Guide price £550,000

ma
morgan alexander





6 Winding Shott Hertford, SG14 2QP

You enter the property into a hall with stairs to the first floor and access to the kitchen and dining room. The kitchen is newly fitted - it's very well equipped with spaces for appliances and leads through to the rear lobby with access to the garden, the front of the property, utility room and cloakroom/WC.

There is a lovely dining room at the rear of the house that is open plan to the living room with log burner and access to the conservatory. To the first floor are three bedrooms and the family bathroom. Set back nicely from the road the house enjoys a lawned front garden with pathway leading to the front of the house.

To the rear, a large garden offers a child friendly lawn and a high degree of privacy. The garden outside is laid mainly to lawn surrounded by flowers beds and shrubs. There is a feature pond with walk over bridge.

Being located in Winding Shott , this home is just a few minutes walk to the local village green with play area, the Grandison Village pub/restaurant with contemporary rustic styling and large garden, for local beers and British dishes.

Bramfield is a tranquil and calming location yet is still only situated approximately 3 miles from Hertford and Welwyn Garden City. There are popular pub/restaurants within easy walking distance of the property, with village shops in Tewin Village and Datchworth. The schools around this area are of an excellent standard and there are plenty of country walks to take in the abundance of wildlife. More extensive shopping facilities are to be found in Hertford and Welwyn Garden City. For those wishing to commute, Welwyn North, Hertford North and Watton rails stations are less than a five minute car journey which both offer a fast and frequent service into London Liverpool Street and Kings Cross, taking approximately 20 minutes.

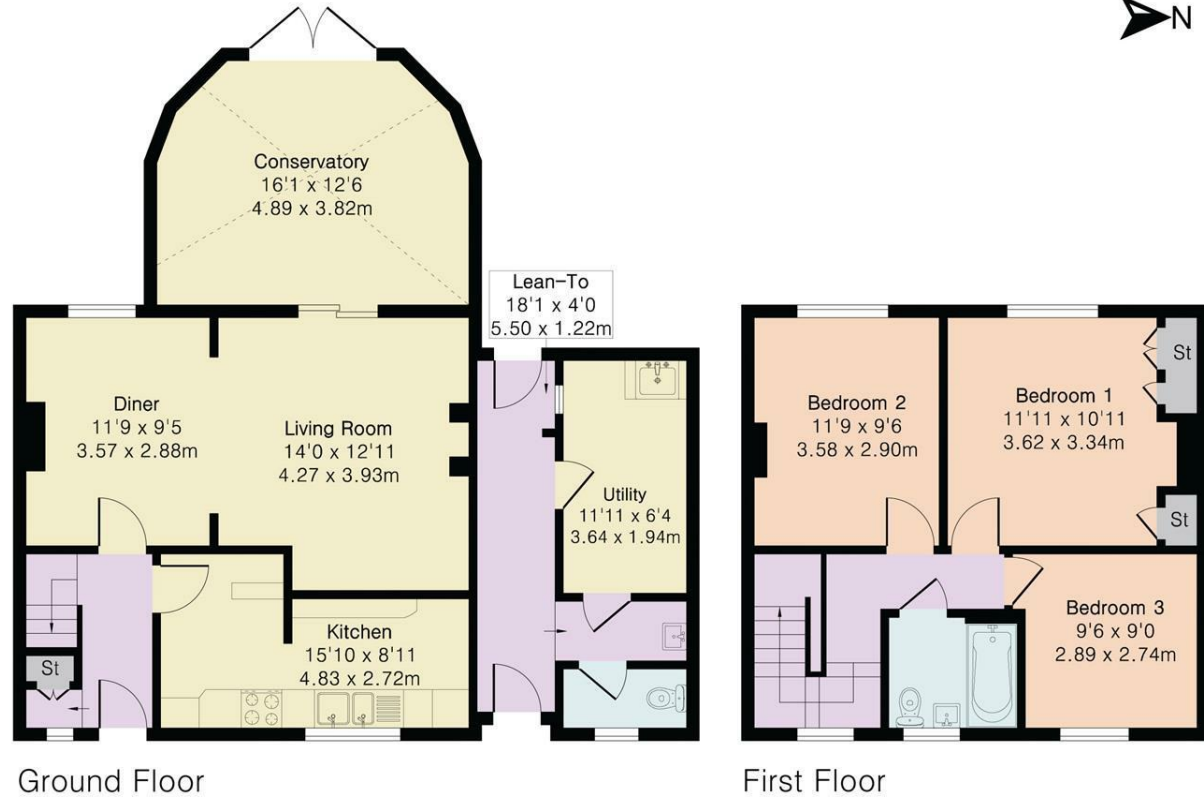




Approximate Gross Internal Area 1364 sq ft - 127 sq m

Ground Floor Area 884 sq ft – 82 sq m

First Floor Area 480 sq ft – 45 sq m



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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
 Tel: 01992 248028
westley@morgan-alexander.co.uk