

50 Bentley Road  
Herford, SG14 2HE  
Guide price £250,000

**ma**  
morgan alexander





## 50 Bentley Road Herford, SG14 2HE

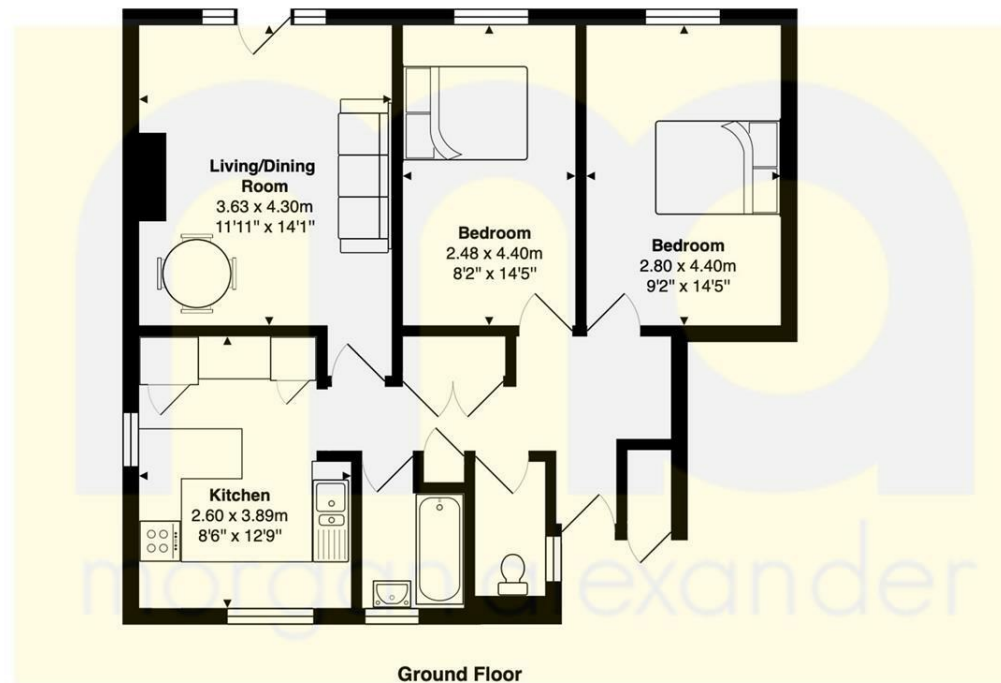
Morgan Alexander are delighted to offer this larger-than-average two double bedroom ground floor maisonette, Close proximity to Herford north station, local shops, highly regarded schools, and the beautiful Panshanger Park.

This bright and spacious home offers well-presented accommodation throughout, including a generous reception room with patio doors opening onto well-maintained communal gardens—ideal for relaxing or entertaining. The property also benefits from a large dual-aspect modern kitchen, fully fitted with integrated appliances and offering ample space for dining.

There are two good-sized double bedrooms, both flooded with natural light, alongside a modern family bathroom and a separate WC. Additional features include extensive built-in storage, underfloor heating, double glazing, and gas central heating for year-round comfort.

Conveniently located and beautifully maintained, this property combines generous living space, a desirable ground floor position, with "Two allocated brick-built sheds." and excellent local amenities, making it an ideal purchase for first-time buyers, downsizers, or investors alike.





Total Area: 68.2 m<sup>2</sup> ... 734 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.  
 Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

**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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



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