

8 Portland Place
Herford, SG13 7RR
Guide price £599,995





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Having been cherished by the same family for many years, the property presents an exciting opportunity to create a superb family home in one of Hertfordshire's most sought-after village locations.

The spacious accommodation includes a welcoming entrance hall, generous dining room with pantry, an impressive dual-aspect lounge extending to over 20 feet with parquet flooring beneath the carpet, a useful utility/garden room, separate sitting room ideal as a home office or fourth bedroom, fitted kitchen, and ground floor shower room.

Upstairs are three genuine double bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a first-floor shower room and excellent built-in storage.

Outside, the property enjoys a private driveway and a wonderfully secluded rear garden, beautifully stocked with mature trees and shrubs, providing an ideal setting for family life, entertaining and future enlargement, subject to the necessary consents.

Herford Heath is one of the county's most desirable villages, centred around its picturesque green and renowned for its welcoming community. The village offers a convenience store, post office and popular pubs including The Goat Inn, The College Arms and The Silver Fox, while the prestigious Haileybury College is close by.

Families benefit from Herford Heath Primary & Nursery School, together with excellent state and independent schools in nearby Herford, including Richard Hale, Simon Balle, Presdales and St Joseph's in the Park. Surrounded by beautiful countryside, the area offers outstanding walking, cycling and dog walking through Herford Heath Nature Reserve, Balls Wood, Broxbourne Woods and along the River Lea. Herford town centre is less than ten minutes away, providing an excellent selection of shops, cafés, restaurants and both Herford North and Herford East stations with direct services to London, while the A10, A414 and M25 are all within easy reach.

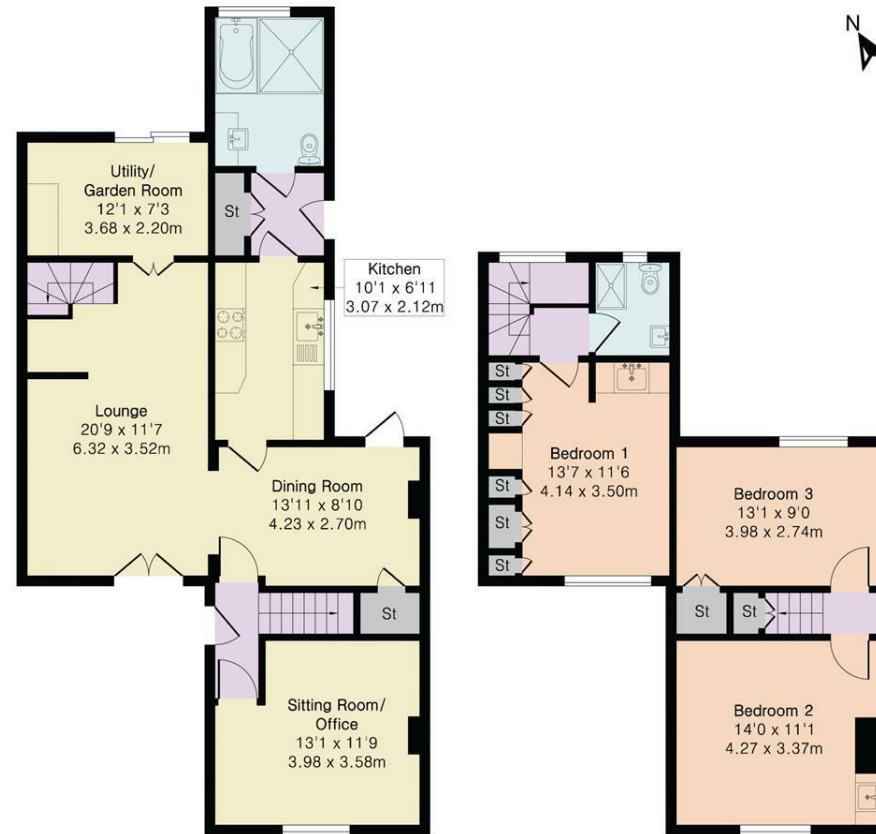




Approximate Gross Internal Area 1383 sq ft - 129 sq m

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 548 sq ft – 51 sq m



Ground Floor

First Floor

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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