

134 Cowper Crescent
Herford, SG14 3EB
Guide price £675,000

ma
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134 Cowper Crescent Hertford, SG14 3EB

Situated in the highly sought-after Bengeo area of Hertford, this three-bedroom family home offers an excellent opportunity for buyers looking to create their ideal property. Offered completely chain free, the house provides fantastic scope for modernization and further enhancement, including the potential for a rear extension (subject to the necessary planning permissions).

The ground floor comprises a spacious lounge, a separate dining room, a well-proportioned kitchen, and a convenient downstairs WC. The property also benefits from a recently installed combi boiler, approximately two years old, providing added peace of mind for prospective purchasers.

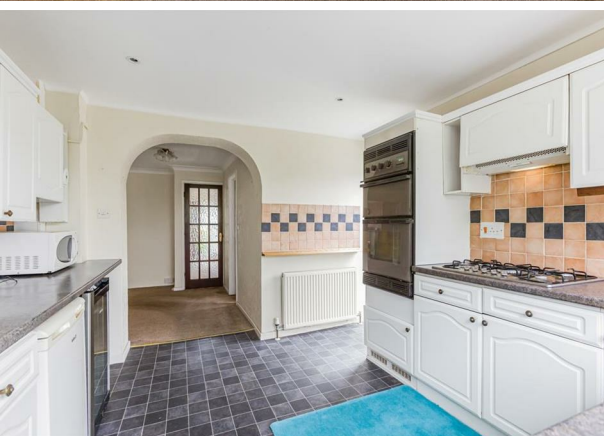
Upstairs, there are two generous double bedrooms and a third single bedroom, making the property ideal for growing families, home workers, or those seeking additional guest accommodation.

Externally, the property benefits from a garage and a lovely rear garden that is both attractive and easy to maintain, providing an ideal space for relaxing, entertaining, or family enjoyment. The home also offers excellent potential to further increase both living space and value.

Perfectly positioned for families, the property is just a short walk from the highly regarded Bengeo Primary School. Commuters will appreciate the easy access to Hertford North Station, which provides direct rail links to Finsbury Park and London King's Cross St Pancras. Hertford's vibrant town centre, with its excellent range of shops, restaurants, cafés, and leisure facilities, is also within easy reach, being just a five-minute drive away.

This is a rare opportunity to acquire a chain-free home in one of Hertford's most desirable residential locations, offering huge potential to renovate and create a superb family residence.





**Approximate Gross Internal Area 1190 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 736 sq ft – 68 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 174 sq ft – 16 sq m



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		
	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		
	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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