

8 Woodland Road
Herford, SG13 7QG
Offers in excess of £450,000

ma
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8 Woodland Road Hertford, SG13 7QG

A beautifully presented three-bedroom family home, located on the popular Woodlands Road in the sought-after village of Hertford Heath.

Immaculately decorated with neutral modern interiors, the property boasts off-street parking, a nice garden, and offers easy access to the local school, park, and village green—making it an ideal home for families.

Upon entering, you are welcomed by a bright entrance hall with stairs leading to the first floor. The ground floor offers a spacious living room with a feature log burner, front aspect views, and useful under-stairs storage. The modern kitchen/dining room is perfect for entertaining, with sleek finishes and direct access to the rear garden. A convenient ground floor WC completes the layout.

Upstairs, the property enjoys three bedrooms and a contemporary family bathroom. The good-sized rear garden is ideal for outdoor living, while the driveway offers ample off-street parking.

Hertford Heath Amenities:

Hertford Heath is a charming village that offers a wonderful sense of community and an array of amenities. Residents enjoy access to three highly regarded village pubs, a local convenience store, and a well-regarded primary school. The surrounding countryside provides beautiful walks and outdoor activities, while the nearby towns of Hertford and Hoddesdon offer a wealth of additional shops, restaurants, and transport links.

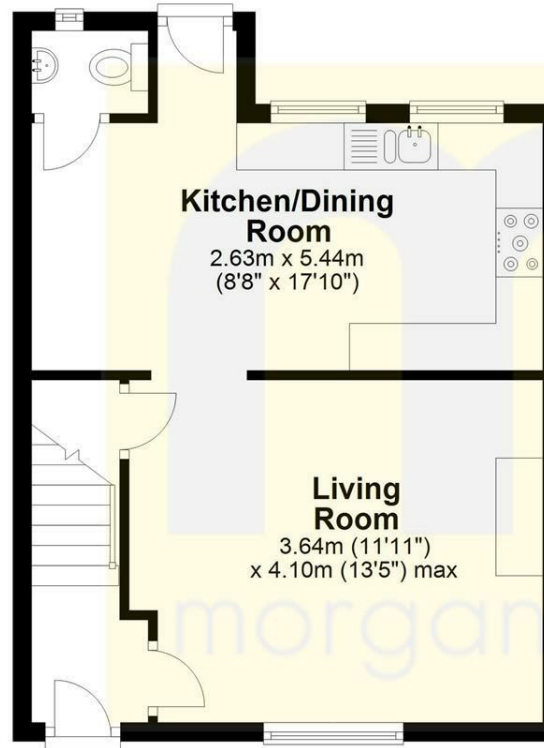
This stunning home provides the perfect combination of village living with modern convenience. Viewing is highly recommended.





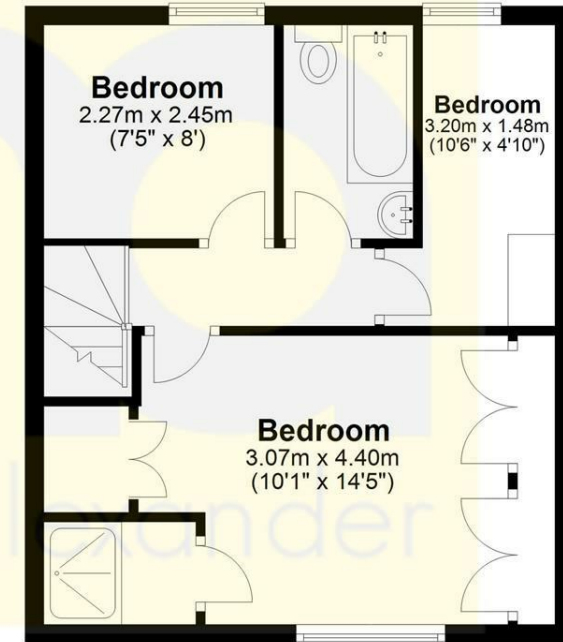
Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.1 sq. feet)

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

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 (CO₂) 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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