

14 Trinity Grove
Herford, Herfordshire SG14 3HB
Offers over £500,000

ma
morgan alexander





14 Trinity Grove Herford, Hertfordshire SG14 3HB

This charming Victorian home blends period character with modern living, offering bright and well-proportioned accommodation arranged over two floors in one of Herford's most sought-after locations.

The ground floor comprises a welcoming entrance hall, a comfortable front living room with feature fireplace, a stylish family bathroom, and a superb open-plan kitchen/dining room that forms the heart of the home. Fitted with shaker-style units, timber worktops and a range cooker, the kitchen benefits from a vaulted ceiling and skylights that flood the space with natural light, creating an ideal setting for everyday living and entertaining. To the rear is a versatile reception room, currently used as a TV room, with French doors opening directly onto the garden. This flexible space could also serve as a home office, playroom or occasional guest room.

On the first floor are two generous double bedrooms. The principal bedroom enjoys views to the front and benefits from built-in storage, while the second overlooks the rear garden and features fitted wardrobes.

Outside, the beautifully landscaped rear garden is a particular highlight. Designed to provide a private and tranquil setting, it features a paved terrace ideal for outdoor dining and entertaining, leading to a lawn bordered by mature planting, shrubs and colourful flower beds. At the rear of the garden is a useful timber outbuilding with adjoining storage, offering excellent potential for hobbies, storage or home working.

Situated on Trinity Grove in the highly desirable Bengoe area of Herford, the property is within easy walking distance of the town centre, which offers an excellent range of independent shops, cafés, restaurants and leisure facilities. Both Herford North and Herford East stations are nearby, providing regular services into London and making the property ideal for commuters.

The area also benefits from excellent schooling and easy access to Hartham Common, the River Lea and surrounding count



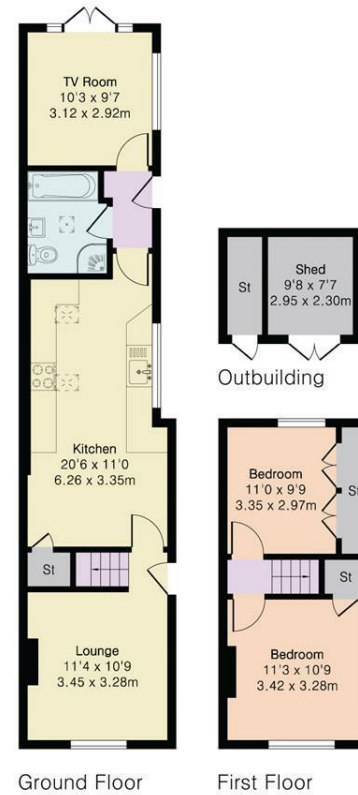


**Approximate Gross Internal Area 808 sq ft - 75 sq m
(Excluding Outbuilding)**

Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 259 sq ft – 24 sq m

Outbuilding Area 73 sq ft – 7 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		

England & Wales

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		

England & Wales

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