

14 Port Hill
Herford, Hertfordshire SG14 3EP
Guide price £875,000

ma
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Arranged over four thoughtfully designed floors, this exceptional family home has been lovingly renovated by the current owners to an impeccable standard. With a perfect balance of period charm and contemporary comfort, the home offers versatile living spaces that effortlessly suit the demands of modern family life.

Step inside to a welcoming entrance hallway, leading into the heart of the home – a stunning open-plan kitchen/dining/living area. This space exudes both warmth and practicality, with a bespoke fitted kitchen, integrated appliances, ample storage, and generous room for dining and relaxing. The living area enjoys uninterrupted views over the rear garden towards Hartham Common, complete with a period-style fireplace, elegant sash windows, and original detailing. Stairs provide seamless access to both the lower ground and upper floors.

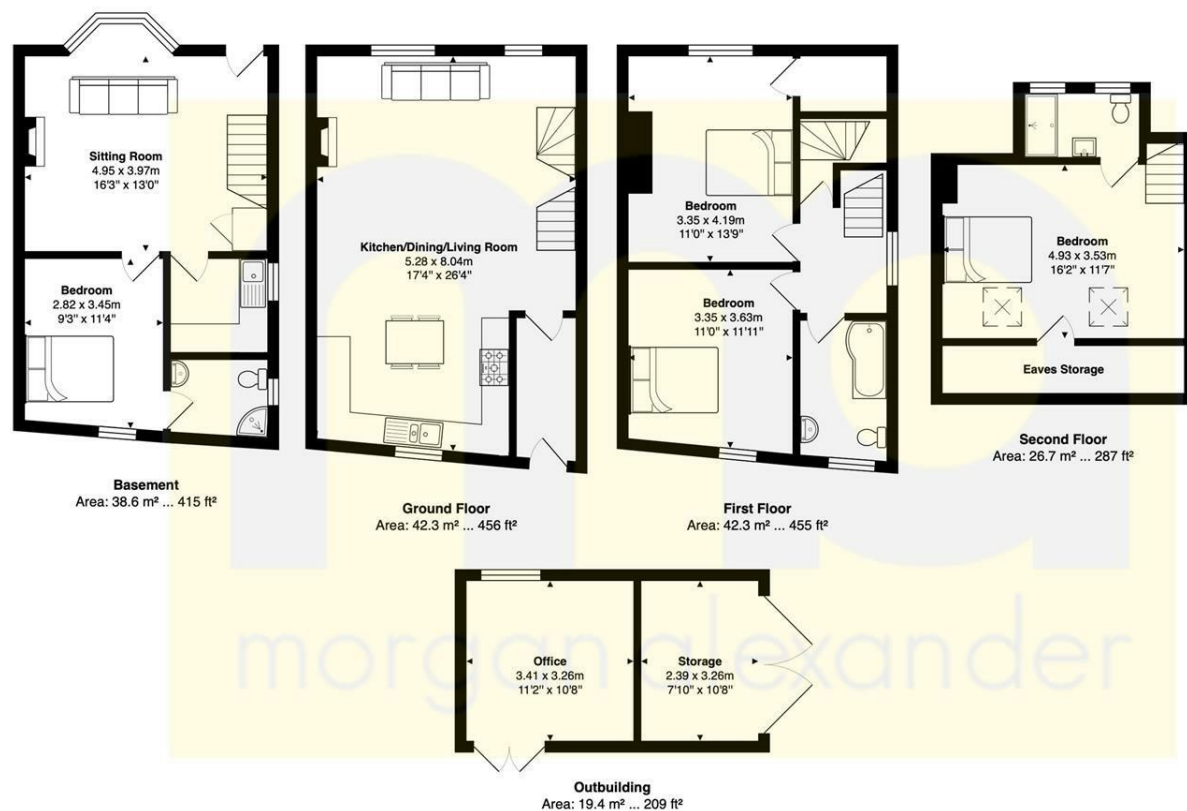
On the lower ground level, a beautifully presented and highly adaptable space awaits. Currently arranged as a cosy sitting room with a feature log burner and charming bay window, this floor also benefits from a double bedroom with en-suite shower, a utility area, and private access to the rear garden. Ideal as guest accommodation, a teenage suite, or potential self-contained annex.

The first floor hosts two generously proportioned double bedrooms and a stylish family bathroom, while the top floor has been recently transformed via a meticulous loft extension – now forming a luxurious principal suite with far-reaching views, bespoke storage, and a high-end en-suite shower room.

Externally, the property continues to impress with a well-maintained rear garden, gated driveway, and a converted garage which now functions as a dedicated home office or studio, complete with power, lighting, and a front storage area.

Located on the prestigious Port Hill, this home offers immediate access to Hartham Common's open green space, while being just a short walk to both Hertford East and Hertford North stations.





Total Area: 169.2 m² ... 1822 ft²

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.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

PROPERTY MISDESCRIPTIONS ACT 1991

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morgan-alexander.co.uk



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