

35 Port Hill
Herford, Hertfordshire SG14 1QP
Guide price £825,000

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Set in the heart of Hertford, along a pretty tree lined street, is this beautifully extended three-bedroom Grade II * Listed period home, with annex, parking and enjoying a lovely interior finish throughout.

This stunning home offers an accommodation extending to approximately 1,559.8 SQ. Ft, arranged over three floors, complimented by many original features and located within walking distance of Hertford town centre.

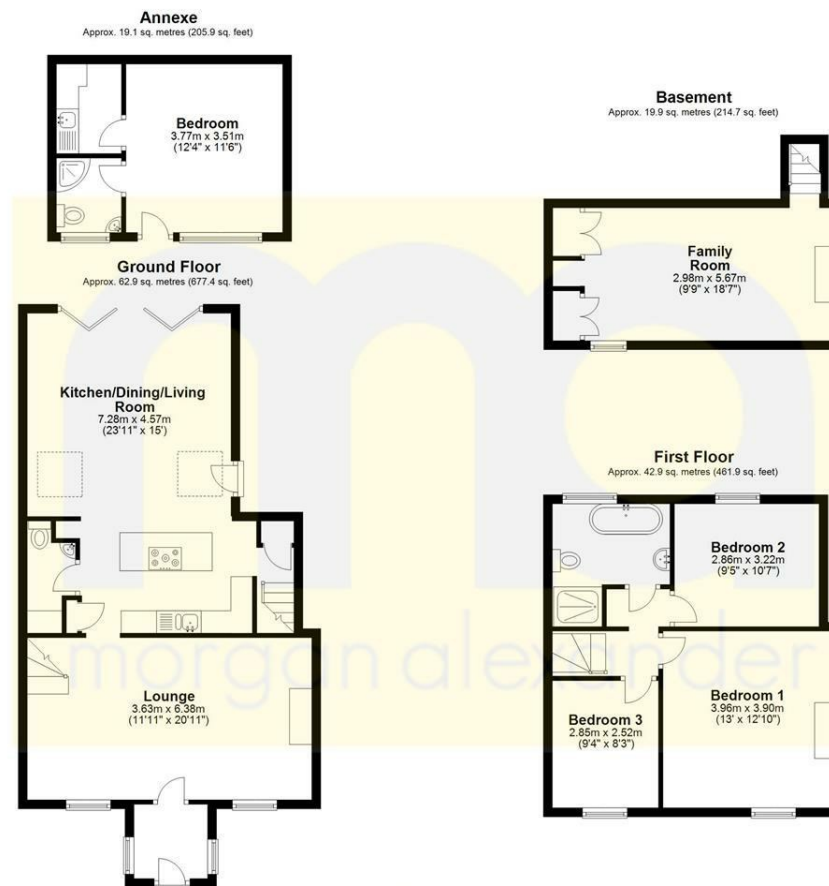
This home offers entrance porch, an impressive lounge with feature fireplace with log burner, sash windows, exposed beams, stairs to first floor and wooden flooring. Steps down lead you the hub of the home, the kitchen/ dining/ living room with partly vaulted ceiling and views out to the garden. The fitted kitchen area enjoys several built-in appliances, granite work tops and central island unit. This area is open plan to the dining and living area with bi-folding doors to the garden. A door provides access to the cloakroom/WC and steps lead down to the family room with excellent head height and window.

To the first floor is a good size landing with access to three bedrooms and the family bathroom with roll top bath and separate walk-in shower.

At the rear of the garden is an extremely useful outbuilding/annex which offers a bedroom/ living area, shower room and kitchen facilities.

Attractive as the house itself is, it may well be the west facing garden you really fall in love with. A decked terrace opens out from the kitchen leading to an extensive lawn, dotted with trees, shrubs and flowerbeds. Substantial hedges offer privacy while adding to the





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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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