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The beautifully simple new way to sell your home

Port Vale, Hertford

A charming Victorian cottage with garden and off-street parking, in a sought-after location, just a short walk from Hertford North station and the town centre.

£585,000

01992 87 85 80

Overall Description
This is an attractive character Victorian semi-detached house in a pleasant and popular location, close to good local schools and transport links. The property has plenty of character, including the period-style open fireplace in the sitting room, and the cottage-style kitchen/dining room. There are two bedrooms upstairs, one with an en-suite shower room, a cellar room and a downstairs bathroom and utility. There is parking for two cars on the drive and a good-sized back garden with central lawn and mature trees. If you are looking for a character home close to Hertford North and a short walk from the town centre then early viewing is recommended.

Location
This lovely period home sits in a highly desirable Port Vale location in Lower Bengeo, just a five minute's walk from Hertford North Station (with its regular services to Finsbury Park and Moorgate) and only a short walk of under ten minutes to the town centre. Hertford East, with regular services to Liverpool Street, is the other side of town and Hertford is also conveniently located for the A10, A414 and A1. Hertford has a very good range of local facilities such as shops, pubs, restaurants, and supermarkets, yet is also an attractive and very pleasant place to live, which combined with its excellent transport links, is why it is so popular with young professional couples and commuters moving out of London. The town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure pursuits close to hand including Hartham Common with its riverside walks, cycle path, activity centre, swimming pool and tennis courts.

Accommodation
From the driveway the part-glazed front door leads into the:

Entrance Porch 4'4 x 3'11 (1.32m x 1.19m)
Window to side. Alarm control panel.

Sitting Room 13' x 12'9 (3.96m x 3.89m)
Window to front. Ornate period open-fireplace with tiled surround. Original coving. Period-styly radiator.

Kitchen/Dining Room 12'8 x 11'10 (3.86m x 3.61m)
Window to rear. Kitchen units with work-tops, one and a half bowl stainless-steel sink unit and tiled splash-back. Electric oven with gas hob and extractor above. Dishwasher. Tiled floor. Radiator.

Rear Lobby/Utility 6'7 x 6'6 (2.01m x 1.98m)
Glazed door to the garden. Work-tops with space and plumbing for washing-machine beneath. Space for fridge. Space for freezer. Wall-mounted storage cupboards. Tiled floor. Wall-mounted gas central-heating boiler.

Bathroom 6'9 x 6'5 (2.06m x 1.96m)
Frosted window to side. Panel bath with shower above and tiled surround. Low-level WC. Wash-hand basin. Tiled floor. Wall-mounted electric heater. Extractor fan. Period-style radiator.

Cellar 12'6 x 12'4 (3.81m x 3.76m)
Accessed via stairs down from the kitchen. Window to side. Radiator.

First Floor 3'10 x 2'9 (1.17m x 0.84m)
From the kitchen, stairs lead up to the landing.

Bedroom One 13'1 x 12'11 (3.99m x 3.94m)
Window to front. Radiator.

Bedroom Two 11'11 x 9' (3.63m x 2.74m)
Window to rear overlooking the garden. Airing cupboard with factory-lagged hot-water cylinder. Door to:

En-suite Shower Room 4'5 x 3'6 (1.35m x 1.07m)
Fitted shower cubicle with tiled surround. Wash-hand basin with tiled splash-back and light with shaver-socket. Modern heated towel-rail. Loft hatch.

Outside
To the front of the property is a private driveway with off-street parking for two cars. A path leads down the side to a gate into the back garden. This is a good-size with a patio area next to the back of the house and steps leading up to a central lawn with mature trees, fencing for privacy and a path leading up through a pergola to the GARDEN SHED.

Services and Other Information
Mains water, drainage, gas and electricity. Gas central-heating (boiler replaced c.2018). New double-glazed windows (2021). New front and back doors (2023). New electric consumer unit (2025). Council Tax Band: D. Conservation Area.

Basement
172 sq.ft. (16.0 sq.m.) approx.

Ground Floor
414 sq.ft. (38.5 sq.m.) approx.

1st Floor
307 sq.ft. (28.5 sq.m.) approx.

TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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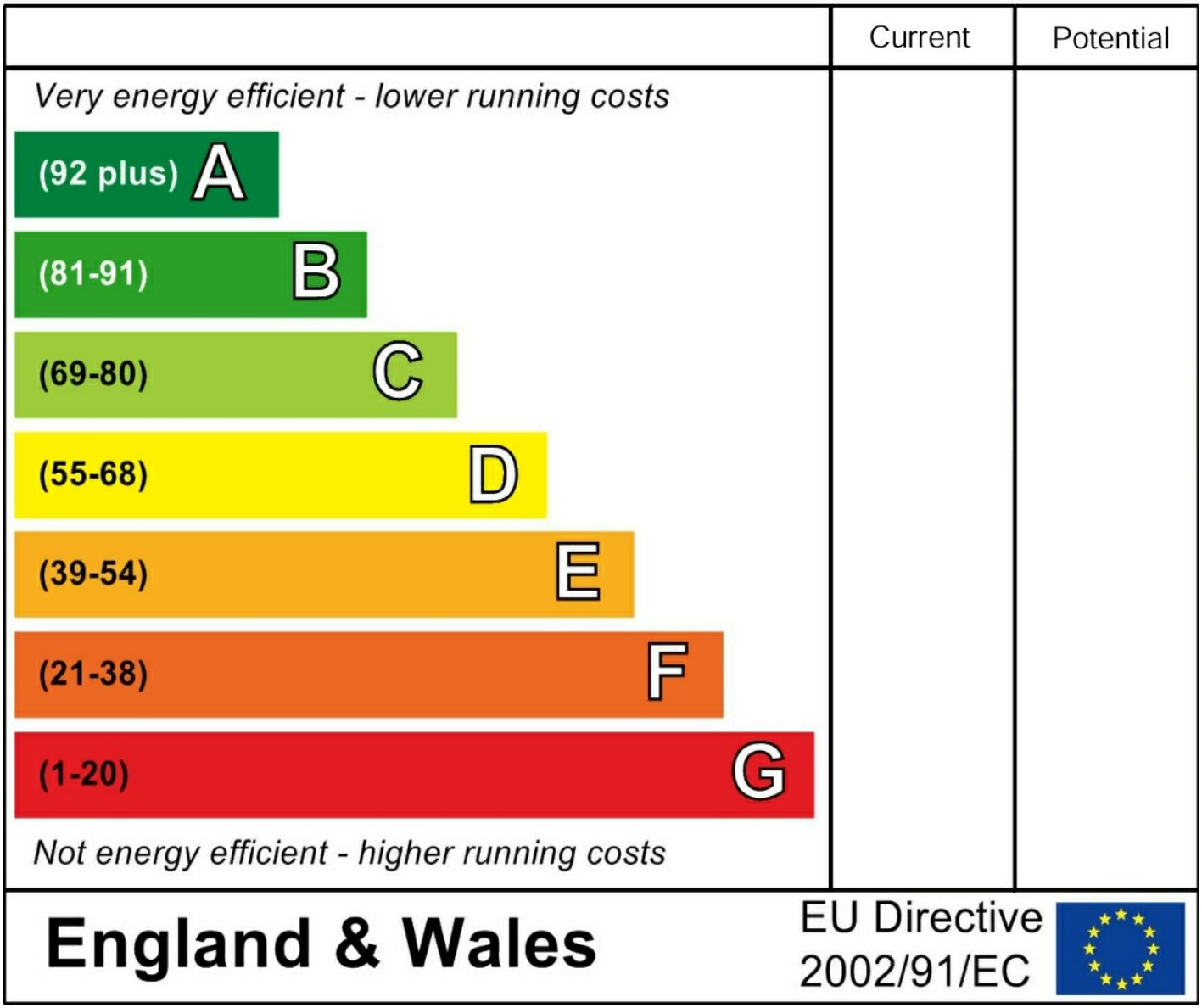
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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