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The beautifully simple new way to sell your home



Wellington Street, Hertford

A spacious Victorian home with private driveway and terraced garden just a short walk from Hertford North.

- Victorian Character • Three Bedrooms • Bathroom & En-Suite • Two Receptions • Private Driveway • Raised Terrace Garden • Gas Central Heating • Close to Station

£595,000

01992 87 85 80



Overall Description

This substantial Victorian end-of-terraced home is larger than it might appear from outside as it is laid out over three floors, the top two having three bedrooms (two are doubles) with an en-suite to the master and a separate family bathroom. Downstairs there is a sitting room with bay window and period fireplace (currently with coal-effect gas fire), dining room with sash window and also with period fireplace, and galley kitchen. The cottage is unusual as it has a very handy private driveway with space for three cars if needed and this leads up to a surprisingly private raised terrace garden, an ideal place to entertain guests on a pleasant evening. The house has plenty of Victorian character but is in good decorative order and has gas central-heating throughout. Viewing is highly recommended.

Location

This lovely period home sits in the highly desirable area of Lower Bengoe, 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 around 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 (along 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 and cycle path, activity centre, swimming pool and tennis courts.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 5'7" x 4'5" (1.70 x 1.35)

Stairs to first floor. Radiator.

Sitting Room 13'0" into Bay x 12'10" (3.96 into Bay x 3.91)

Bay window to front. Original fireplace with wooden mantel, coal-effect gas-fire (not operational) and slate hearth. TV and telephone points. Radiator.

Dining Room 12'10" x 10'7" (3.91 x 3.23)

Sash window to side. Original fireplace with cast iron surround/grate and marble hearth. Under-stairs cupboard. Telephone point. Radiator.

Kitchen 13'4" 7'9" (4.06 2.36)

Window to rear and two windows to side. Kitchen units with roll-top work surfaces and one and a half bowl stainless steel sink unit. Brick surround fireplace with double eye-level Bosch oven/grill. Space for fridge and for freezer. Space and plumbing for washing-machine. Tiled Floor.

First Floor

From the entrance hall stairs lead up to the first floor landing. Divided in two halves with fire door to bathroom and stairs to second bedroom.

Master Bedroom 14'8" x 10'11" (4.47 x 3.33)

Two sash windows to front. Fitted wardrobes. Radiator. Door to:

En-Suite Shower Room 6'7" widest x 4'10" (2.01 widest x 1.47)

Fitted shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Heated towel-rail. Shelving.

Bedroom Three 8'10" x 7'8" (2.69 x 2.34)

Sash window to rear. TV aerial point. Radiator.

Bathroom 7'11" x 7'8" (2.41 x 2.34)

Frosted window to side. Panel bath with shower attachment and tiled surround. Low-level WC. Wash-hand basin. Airing cupboard with gas boiler. Radiator.

Bedroom Two 15'8" x 12'2" (4.78 x 3.71)

From the landing stairs lead up to the loft conversion. Vaulted ceiling with restricted roof height to sides. Two velux windows to front and one to rear. Two under-eaves storage cupboards. Telephone point.

Outside

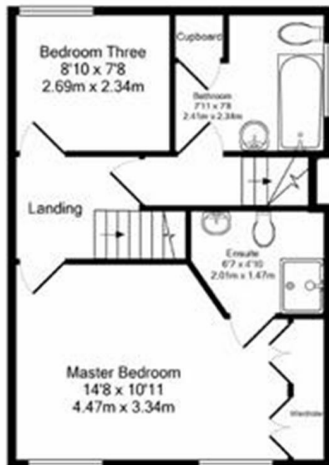
The property has a private driveway with off-street parking for three cars, one of which is behind a gate. Steps lead up from the rear courtyard by the kitchen door to the raised patio garden area with plenty of space for a table and chairs and entertaining. Garden store with electric power.

Services and Other Information

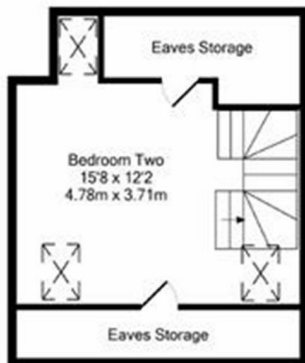
Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band D.



Ground Floor
Approx. Floor
Area 426 Sq. Ft.
(39.6 Sq. M.)



1st Floor
Approx. Floor
Area 416 Sq. Ft.
(38.7 Sq. M.)




2nd Floor
Approx. Floor
Area 291 Sq. Ft.
(27.1 Sq. M.)

Total Approx. Floor Area 1133 Sq. Ft. (105.3 Sq. M.)
For identification purposes only. Not to scale.
Made with Metroplan 02018



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>56</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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