











Warren Park Road, Hertford, SG14 | Freehold

 6 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Gated Gravel Driveway  0.6 Acre Plot

 EPC Band D  Council Band: G – £3,935.62 (2025-2026)  East Hertfordshire District Council

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Warren Park Road, Hertford, SG14

An impressive late Victorian detached residence offering a stunning combination of period features and contemporary fittings, beautifully presented throughout and situated in one of the highest regarded roads in Hertford.

- 🔑 Six bedrooms and three bathrooms
- 🔑 Four reception rooms
- 🔑 Fabulous open plan Kitchen/family room with bi-fold doors
- 🔑 Lofty ceilings, deep cornicing and picture rails
- 🔑 Feature fireplaces to the principal ground and first floor rooms
- 🔑 Feature leaded light windows and bays
- 🔑 Landscaped south and west facing gardens extending to 0.6 acres

Description

'The Garden House' is something of a landmark home in Bengeo that has been sympathetically improved and extended over the years, retaining many fine features and immaculately presented throughout. It occupies a large, corner plot with mature trees guarding the boundaries ensuring ample privacy and meticulously presented lawn, established shrubs and sunny south and westerly facing terraces. There is a gravel driveway with parking for several cars and planning consent for a double garage.

On the ground floor the original part of the house oozes charm and character, including a grand dual aspect living room with feature fireplace and bay window with fitted seat and a formal dining room, again with a lovely bay window and fireplace. The music room is a delight with an oak staircase, fabulous picture window and wood floor and there is also a study and cloakroom. In 2009 the fantastic kitchen/family room was created and is the hub of the house, incorporating a German fitted kitchen with a range of integrated appliances and Quartz topped island. There is a dining and living space with bi-fold doors to two aspects making the most of the garden vistas.

Upstairs, all five bedrooms are of a good size with quality en-suite facilities to both the main and guest suites, together with a refitted family shower room. The second floor provides a sixth bedroom with potentially additional bathroom space and loft storage.

Gas heating serves radiators and there is underfloor heating in the kitchen extension.



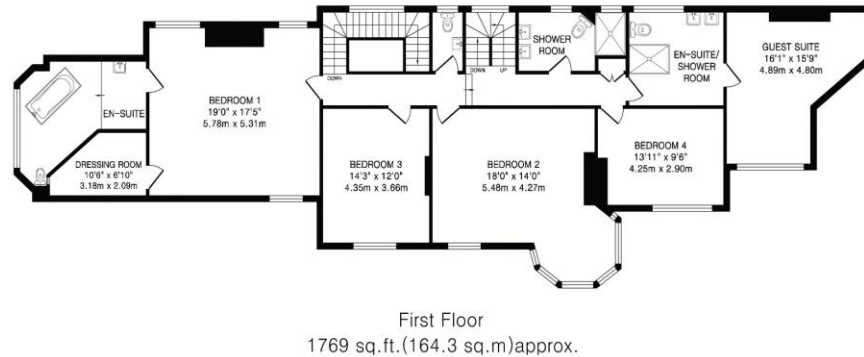
Location

The property enjoys a prime position in a renowned road with similar sized, high quality housing stock and home to the highly regarded Duncombe school a small independent day school and pre-school for children aged 2-11 years. Local amenities in Bengoe are close at hand and the town centres amenities, including a wide range of independent shops, bars and restaurants, are within walking distance and a choice of two main line stations serve Kings Cross and Liverpool Street. The leisure facilities and riverside walks in Hartham park are also close by.









TOTAL FLOOR AREA: 4363 sq.ft.(405.1 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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