



**St. Johns Street, Hertford, SG14 1RX**



## Welcome to St. Johns Street, Hertford

Nestled in a desirable road in the heart of Hertford Town, this charming Victorian terraced cottage, dating back to the 1890s, exudes period character combined with modern comforts. Spanning three floors, the property boasts two separate reception rooms, with the front reception featuring a cozy log burner, ideal for those chilly evenings. The entire cottage has been thoughtfully updated with recently installed double glazed sash windows, ensuring both energy efficiency and style. The well-presented modern kitchen, located at the rear, provides direct access to a private and secluded courtyard garden, perfect for outdoor dining and relaxation. The first floor accommodates two generously sized double bedrooms, each equipped with storage cupboards, and a family bathroom situated at the rear. A notable feature of this home is the well-proportioned basement, which has been tanked, offering versatility to be utilized as a third reception room, games room, or an additional bedroom. Externally, the property benefits from residents permit parking at the front, adding to the convenience of this delightful residence. This cottage seamlessly blends historic charm with contemporary living, making it a perfect home in a sought-after location. This property is a 1 minute walk to Hertford East Train station which runs to Liverpool Street via Tottenham Hale making this an ideal property for anyone commuting.



## -Accommodation Overview-

### Entrance Porch:

Obscure double glazed window to side aspect, door to living room.

### Living Room:

14' 7" x 10' 3" ( 4.45m x 3.12m )

Double glazed sash window to front aspect, log burner with brick surround, stairs to first floor, door leading to basement, radiator

### Dining Room:

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed sash window to rear aspect, steps to kitchen, radiator, wood flooring.

### Kitchen:

12' x 6' ( 3.66m x 1.83m )

Fitted wall and floor units with work surface over, white ceramic sink with mixer tap over, gas hob with electric oven beneath and extractor canopy over, space for washing machine, window to rear and side aspect, double glazed door leading to rear garden.

### Basement:

14' 2" x 10' 2" ( 4.32m x 3.10m )

Storage cupboard, window, radiator.

## -First Floor Landing-

Door to all rooms, loft access.

### Bedroom One:

11' x 10' 4" ( 3.35m x 3.15m )

Double glazed sash window to front aspect, fireplace, carpet, radiator, two storage cupboards.

### Bedroom Two:

11' 7" max x 7' 3" max ( 3.53m max x 2.21m max )

Double glazed window to rear aspect, carpet, storage cupboard, radiator.

### Bathroom:

Three piece suite comprising of bath with shower over, wash hand basin, tiled walls, WC, obscure double glazed window to rear aspect.

## -Exterior-

### Garden:

Sunny courtyard style garden with paved patio area.

### Parking:

On street permit parking.



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## Welcome to

### St. Johns Street, Hertford

- A Well Presented Two Bedroom Mid-Terrace Home
- Two Reception Rooms
- Basement – Can Be Used As A Bedroom
- Two Double Bedrooms
- Courtyard Style Rear Garden
- First Floor Bathroom
- A Desirable Location In Hertford
- Permit Parking
- 1 Minute Walk To Hertford East Train Station

Tenure: Freehold EPC Rating: C



Total floor area 76.5 m<sup>2</sup> (824 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

# £475,000



Please note the marker reflects the postcode not the actual property

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