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moving experience



8 St. Johns Street  
Hertford, SG14 1RX

Price Guide £680,000





## 8 St. Johns Street

Hertford, SG14 1RX

Discover this delightful CHAIN FREE, three-bedroom end-terrace Victorian cottage WITH PLANNING FOR ADDITIONAL DEVELOPMENT IN THE FORM OF A SUBSTANTIAL ADDITIONAL DWELLING to the side, located on the mature and exceptionally convenient St. Johns Street. Nestled in a highly sought-after location, this property seamlessly blends period charm with contemporary living.

Step inside to find two inviting reception rooms, perfect for both relaxation and entertaining. With the benefit of a modern kitchen and contemporary first floor bathroom offers a tranquil retreat. The property also boasts a natural basement.

Outside, the private rear garden provides a serene escape, perfect for alfresco dining or simply unwinding after a long day. A unique feature of this property is the BUILDING PLOT to the side, which comes with planning permission for a separate dwelling, offering an exciting opportunity for development or investment.

With its blend of historical charm and modern amenities, this Victorian cottage is a rare find. Don't miss the chance to make it your own. Contact us today to arrange a viewing.

### Entrance Hall:

**Lounge:**  
12'0 x 10'9 (3.66m x 3.28m)

**Dining Room:**  
11'11 x 10'0 (3.63m x 3.05m)

### Kitchen:

**Basement:**  
11'2 x 16'8 (3.40m x 5.08m)

### First Floor:

**Bedroom One:**  
11'11 x 10'10 (3.63m x 3.30m)

**Bedroom Two:**  
11'11 x 10'0 (3.63m x 3.05m)

**Bedroom Three:**  
6'6 x 6'0 (1.98m x 1.83m)

### Bathroom:

### Rear Garden:







- Three bedroom end terrace Victorian house
- CHAIN FREE
- Building plot to side with planning permission for separate dwelling. Plans available upon request
- Two reception rooms
- Basement
- Modern fitted kitchen
- Private rear garden
- First floor modern bathroom



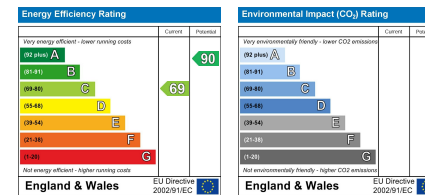
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsfhertford.co.uk](mailto:enquiries@shepherdsfhertford.co.uk)