

shepherds
A better home
moving experience



30 Queens Road
Hertford, SG13 8AZ

Guide Price £1,250,000



30 Queens Road

Hertford, SG13 8AZ

SOLD BY SHEPHERDS - Welcome to one of Hertford's most desirable addresses. This impressive Victorian halls-adjoining home combines timeless character with over 2,260 sq ft of stylish, flexible living space – the perfect blend of period charm and modern family comfort.

From the moment you arrive, the handsome façade, storm porch and original front door set the tone. Step inside to soaring ceilings, intricate detailing and a sense of space and elegance that runs throughout.

At the heart of the home lies the show-stopping kitchen/dining/family room – a light-filled hub with a large island, sleek contemporary fittings, integrated appliances and seamless access to the garden through French doors. The adjoining reception spaces offer versatility, from a formal bay-fronted sitting room with feature fireplace to a relaxed second lounge.

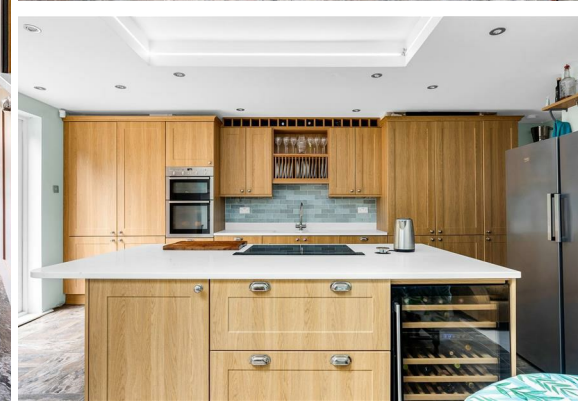
A converted lower ground floor provides a flexible bonus room – ideal as a snug, playroom, home office or studio.

Upstairs, the first floor boasts three generous double bedrooms, including a principal suite with fitted wardrobes and a luxurious en-suite bathroom. A modern family bathroom serves the additional doubles. The top floor reveals a further double bedroom with far-reaching views, plus a cosy snug, cloakroom/WC and useful storage.

The west-facing garden is a real highlight – stretching around 100ft with a large terrace for entertaining, established planting, lawn, summer house, greenhouse and storage. To the front, there's parking for two cars and side access to the rear.

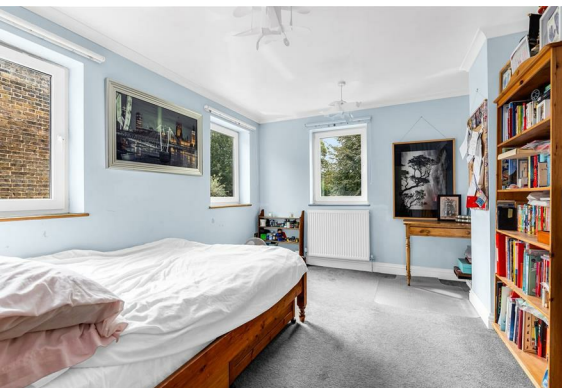
Location, Location, Location

Queens Road is one of Hertford's most prestigious roads, perfectly placed for town-centre living, riverside walks and open countryside. Families will love the catchment for highly regarded schools including Abel Smith, Richard Hale and Simon Balle. For commuters, Hertford East and Hertford North stations provide direct connections into London. This is more than a house – it's a forever home

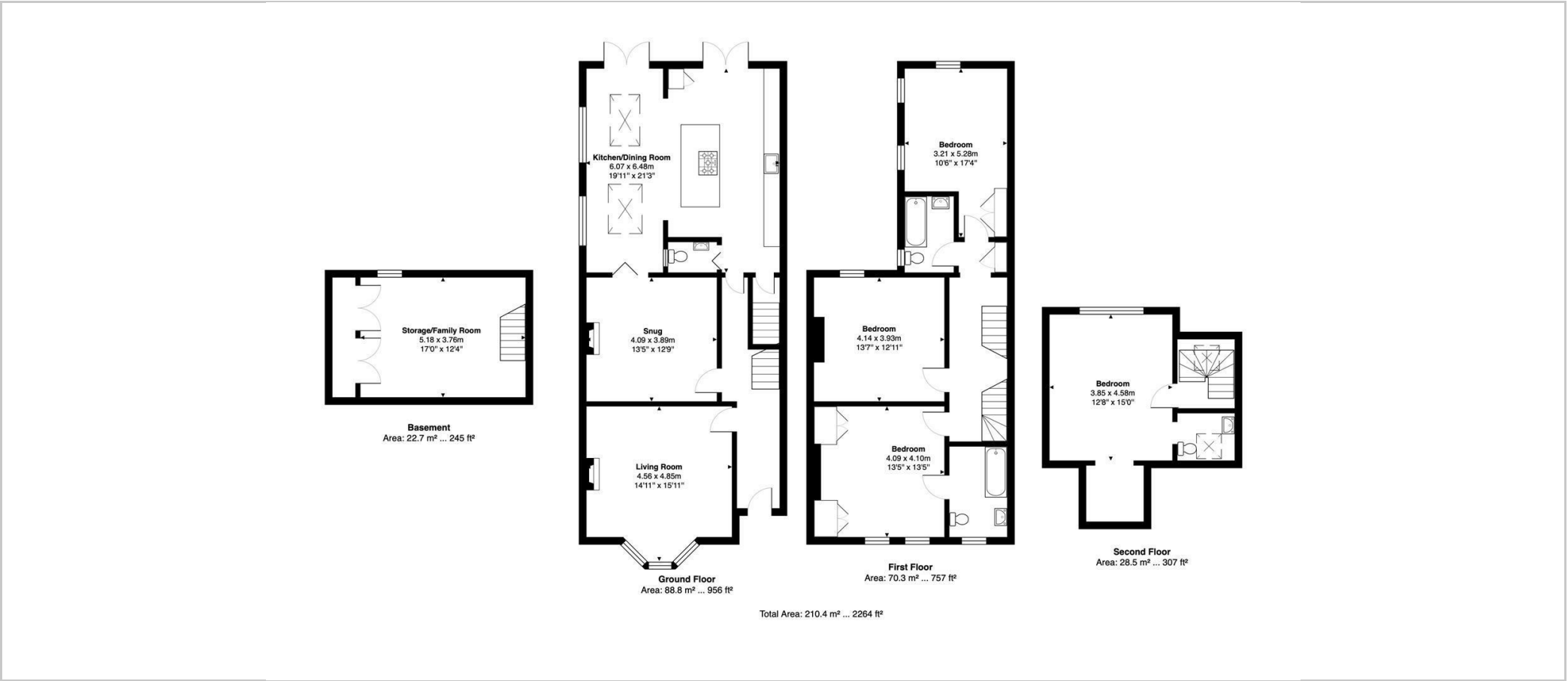




- Prestigious Queens Road address – one of Hertford's most desirable locations.
- Characterful Victorian home with over 2,260 sq ft of space.
- Period features including high ceilings, detailing and original front door.
- Spacious kitchen/dining/family room with island, modern fittings and garden access.
- Two reception rooms offering both formal and relaxed living.
- Four well-proportioned double bedrooms plus additional snug and storage.
- Generous 100ft west-facing garden with terrace, summer house and lawn.
- Off-street parking for two cars and convenient access to schools and stations.



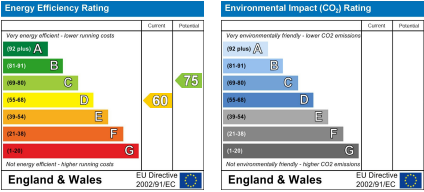
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk