

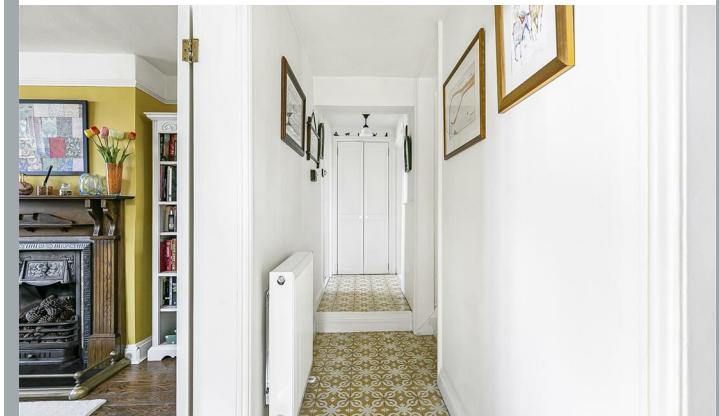


38, Port Hill, Hertford
SG14 3EP

Offers Over £775,000



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Warren Lodge, 38 Port Hill, Hertford, SG14 3EP

**** CHAIN FREE **** Warren Lodge is a remarkable three-bedroom Victorian detached family home nestled within the gated grounds of Hartham Park, near the heart of Hertford Town Centre. This property has a beautiful finish throughout which has been tastefully designed by its present owners. This is a rare opportunity to own a meticulously restored and extended (award-winning extension) three-bedroom detached Victorian lodge house. The ground floor welcomes you with a porch leading to a tiled hall and staircase. The front-facing living room features a large bay window, wooden flooring, and a feature fireplace. A cosy dining room leads to the kitchen and the conservatory, which opens out onto the attractive low maintenance rear garden. The ground floor also includes a utility room and a shower room. Upstairs, you will find three bedrooms, including a master with a well-appointed en-suite bathroom. Outside, the property boasts a well-maintained raised rear garden and excellent outbuilding used as an office ideal for home working or a gym.

The property is situated within a convenient location in the heart of leafy Bengeo. Both Hertford East and Hertford North train stations are a short distance away providing fast services to London's Moorgate, Kings Cross and Liverpool Street. Hertford town centre is close by offering an excellent selection of shops and restaurants.



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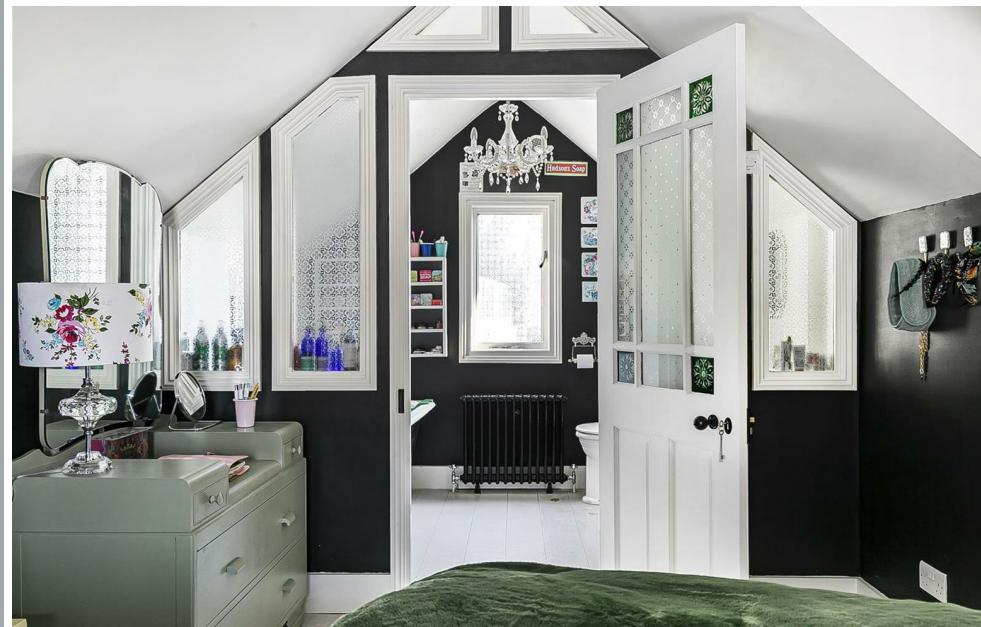
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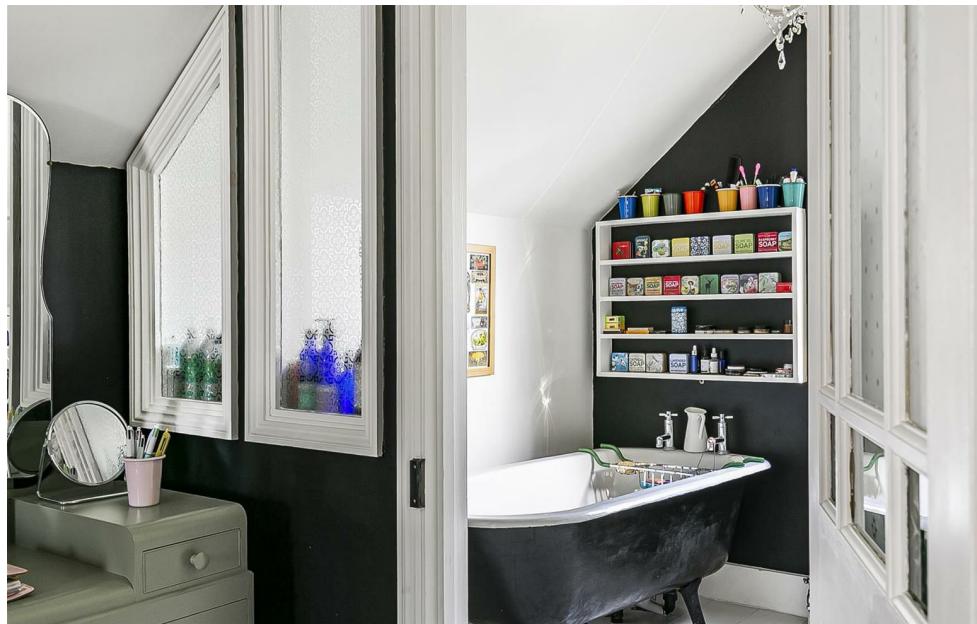
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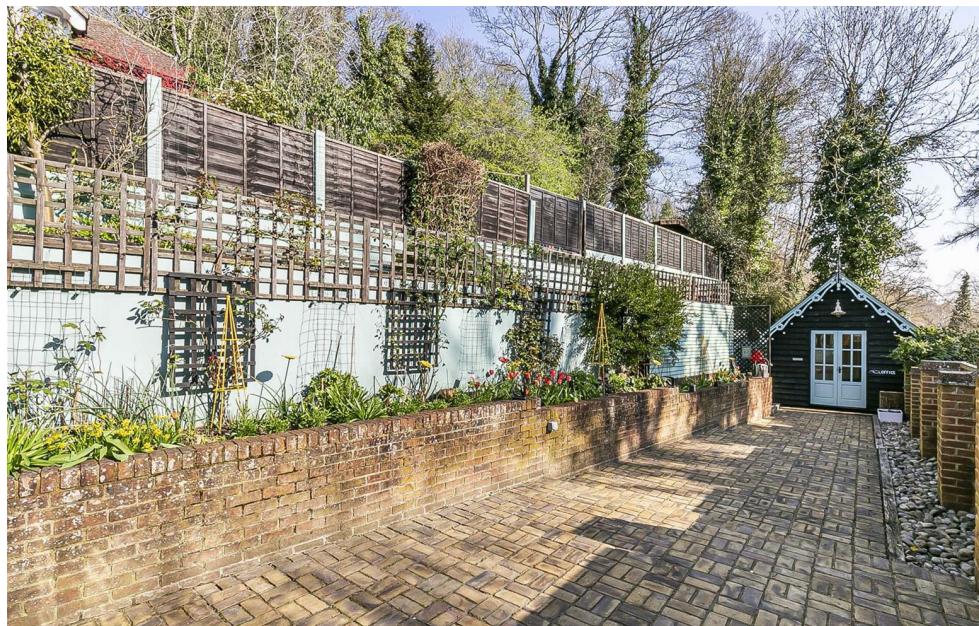
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Approximate Gross Internal Area 1319 sq ft - 122 sq m

Ground Floor Area 656 sq ft - 61 sq m

First Floor Area 521 sq ft - 48 sq m

Outbuilding Area 142 sq ft - 13 sq m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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