



42a, Port Vale, Hertford  
SG14 3AB

Price Guide £475,000



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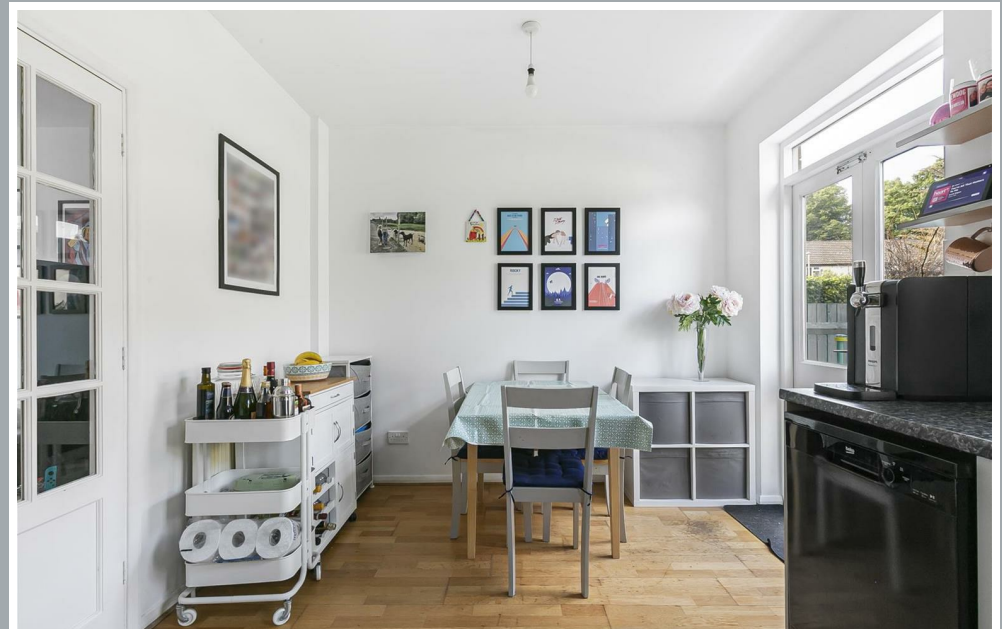
## 42a Port Vale, Hertford, Herts, SG14 3AB

Nestled in the sought-after area of Port Vale, this charming home is a modern built version of a Victorian home offering a delightful blend of modern living and character. As you step inside, the ground floor comprises of a good size living room perfect for entertaining guests, there is also a kitchen dining room positioned at the rear of the property with french doors leading straight out onto the garden. On this upstairs, this deceptively spacious home benefits from three well-proportioned bedrooms perfect for families or those seeking extra space, there is also a family bathroom suite. Externally, there is a low-maintenance rear garden. Situated just on the outskirts of town, this residence boasts an excellent location, being only a stone's throw away from Hertford North Station. This proximity to the station makes commuting a breeze, allowing easy access to London and other nearby areas.

This character home is ideally situated within this quiet no through road, nestled amongst the lower slopes of Bengoe only 0.6 Miles from Hertford North mainline station which serves London's Moorgate & Kings Cross. Hertford East rail station is also a 15 minute walk (approx) whilst Hertford town centres multiple facilities is only a short distance away. Port Vale is within close proximity to the ever popular Millmead School which offers nursery and primary schooling.



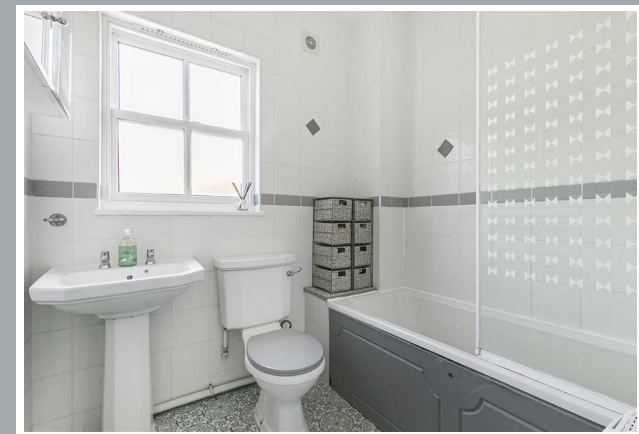
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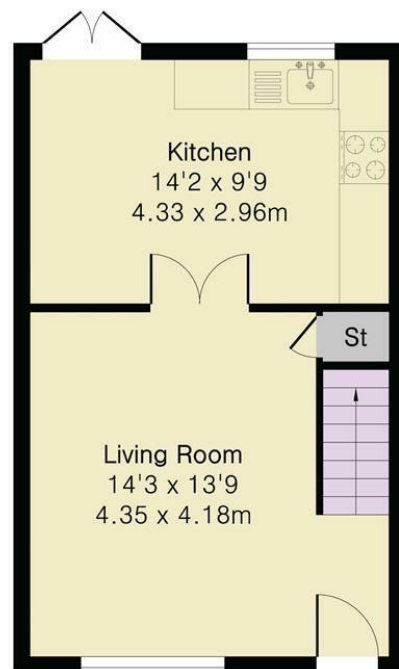


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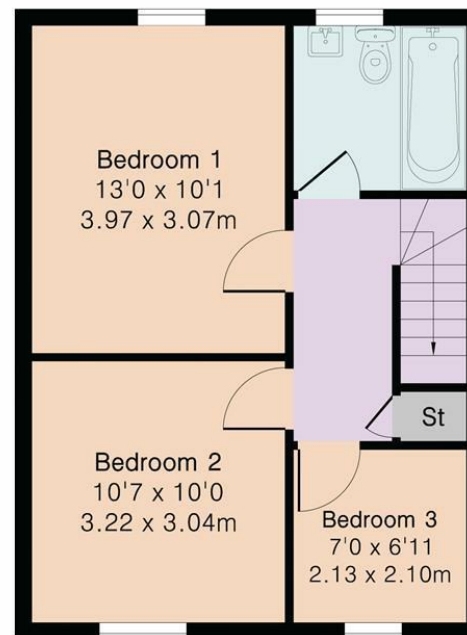
## Approximate Gross Internal Area 750 sq ft - 69 sq m

Ground Floor Area 339 sq ft – 31 sq m

First Floor Area 411 sq ft – 38 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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