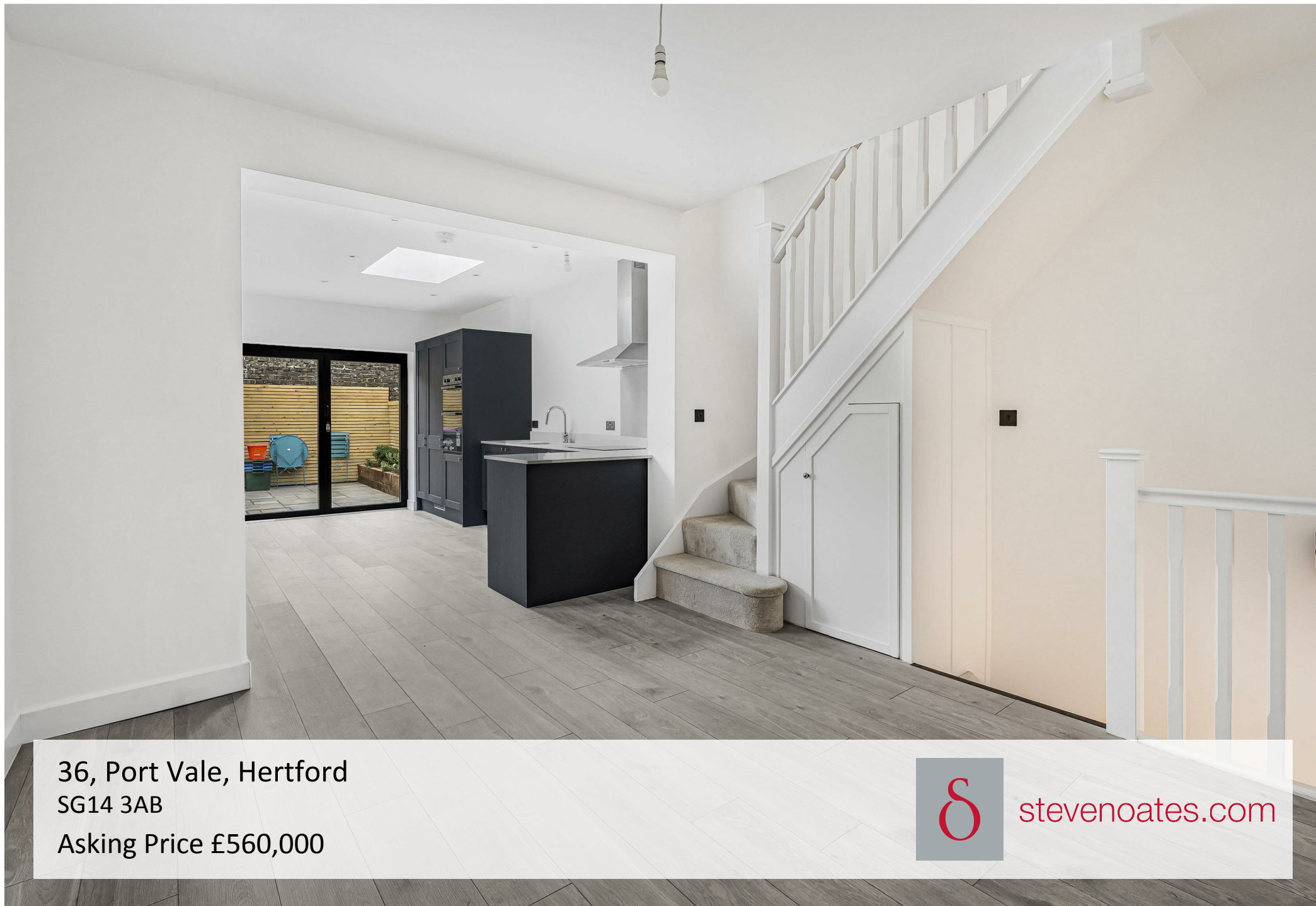




36, Port Vale, Hertford
SG14 3AB
Asking Price £560,000



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36 Port Vale, Hertford, Herts, SG14 3AB

Nestled in the sought-after area of Port Vale, this charming Victorian home has been thoughtfully modernised, offering a delightful blend of contemporary living while retaining its original character. Situated on the outskirts of town, the property benefits from an excellent location, just a stone's throw from Hertford North Station, making commuting to London and surrounding areas effortless. Inside, the home features a modern lounge leading seamlessly to a stunning open-plan kitchen/dining/lounge area, perfect for family living and entertaining. There is also access to a basement which can be used as bedroom 3 or another reception room, offering versatile space that could be used as an additional reception room, playroom, or home office. On the first floor, you will find two generous double bedrooms and a stylish family bathroom. Externally, the property boasts a paved, low-maintenance private rear garden with convenient side pedestrian access. This delightful home combines period charm with modern convenience, offering a comfortable and stylish living space in a highly sought-after location.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



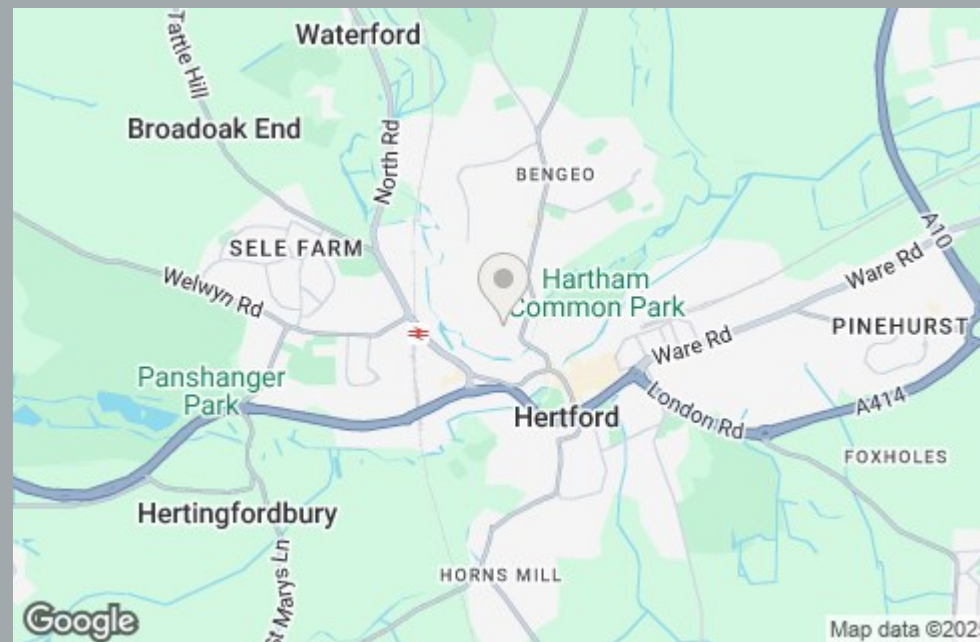
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Approximate Gross Internal Area 933 sq ft - 86 sq m

Basement Area 150 sq ft – 14 sq m

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 337 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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