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A better home  
moving experience



81 Wellington Street  
Hertford, SG14 3AN

**Guide Price £475,000**



## 81 Wellington Street

Hertford, SG14 3AN

Positioned in a highly sought-after part of Bengeo and just a stone's throw from Hertford North station, this well-kept and chain free three bedroom Victorian end of terrace home offers a great balance of character, space and future potential.

The ground floor is well arranged, with a useful entrance porch leading through to a separate living room at the front of the property. To the rear, there is an open plan kitchen/dining room which works well for both day-to-day living and entertaining, with access out to a good sized courtyard garden - ideal for low maintenance outdoor space. The family bathroom is also located on the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom positioned at the front of the house. Each room is comfortable in size and in keeping with the proportions you would expect from a home of this era.

A real additional benefit is the generous loft space, which offers clear potential to extend (subject to the usual planning permissions), making this an ideal long-term home.

Externally, the property sits within easy reach of Hertford town centre, Hertford North station and a range of nearby walks, further adding to its appeal.

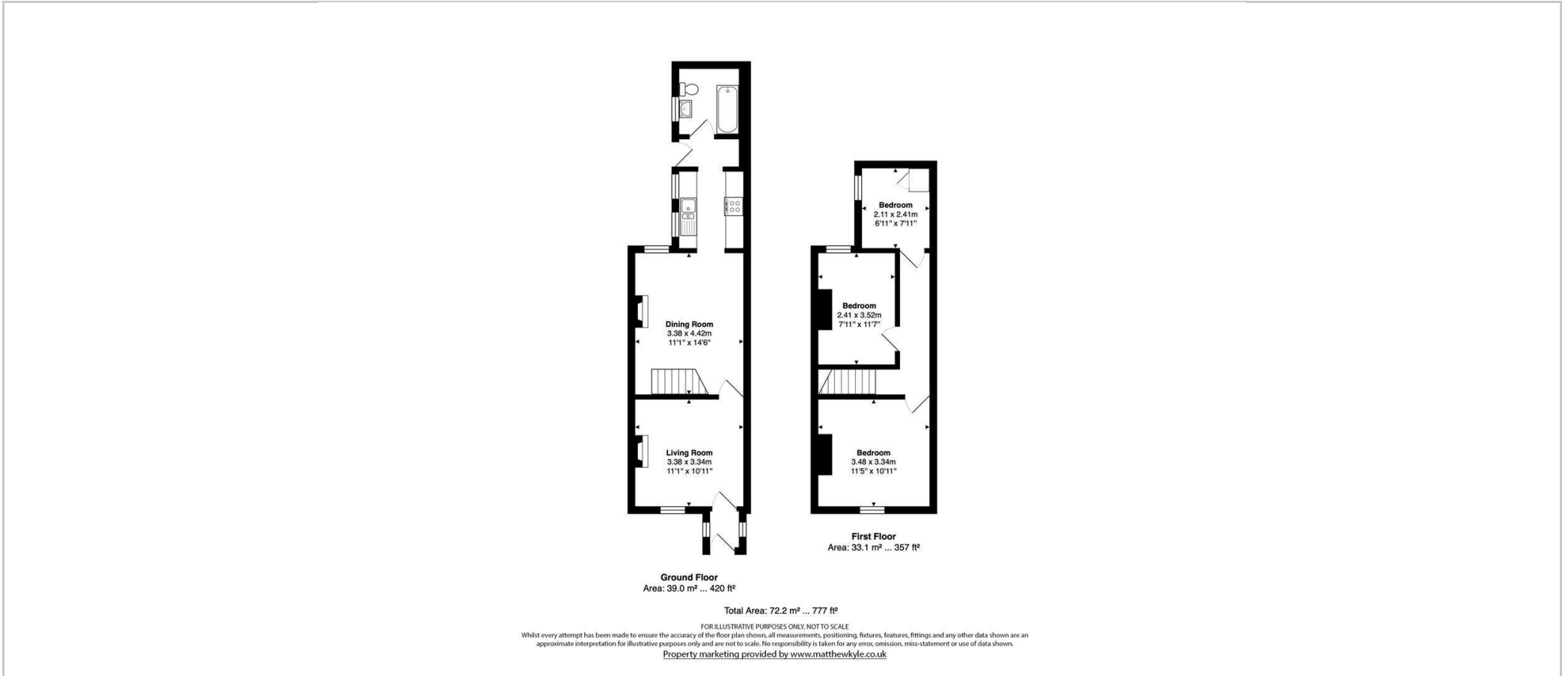




- Chain free
- Victorian end of terrace home
- Three well-proportioned bedrooms
- Sought-after Bengoe location
- Stone's throw from Hertford North station
- Short walk into Hertford town centre
- Open plan kitchen/dining room
- Separate living room
- Ground floor bathroom
- Large loft with potential to extend (STPP)



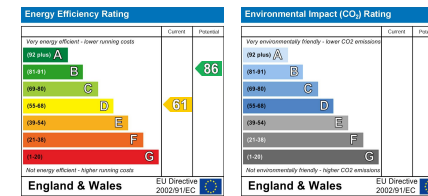
## Floor Plan



## 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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