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63 High Road

Waterford, SG14 2PR

Price Guide £390,000



## 63 High Road

### Waterford, SG14 2PR

Charming Cottage in Idyllic Waterford Village

Nestled in the heart of the highly sought-after village of Waterford, this delightful two-bedroom terrace character cottage offers a perfect blend of traditional charm and modern convenience. Just a mile and a half from Hertford North train station, this property provides an ideal setting for those seeking a tranquil village lifestyle with easy access to city amenities.

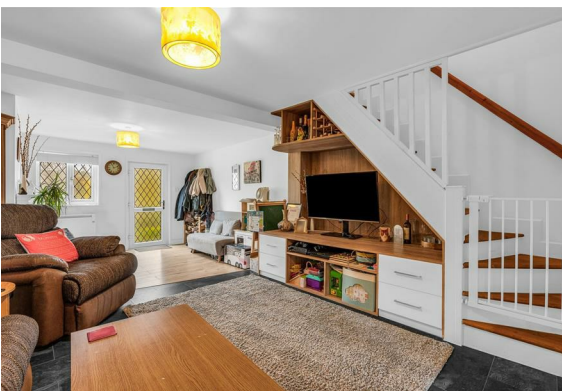
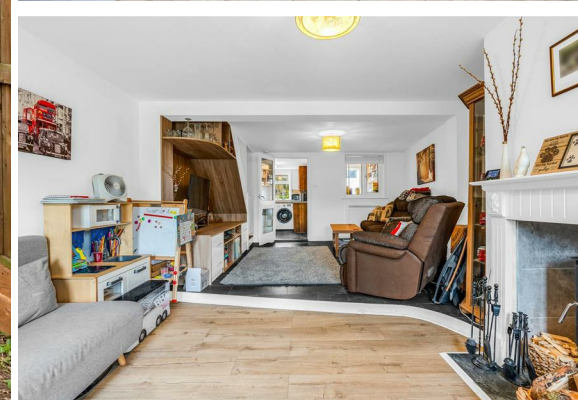
Upon entering, you are greeted by a spacious living room, where a charming wood-burning stove takes centre stage, creating a warm and inviting atmosphere for cosy evenings. The kitchen, thoughtfully extended by the current vendor, now boasts a separate dining room, perfect for entertaining family and friends or enjoying intimate meals.

The first floor reveals two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. A modern bathroom completes the upstairs accommodation, providing contemporary comfort with a touch of elegance.

One of the standout features of this cottage is the rear garden, extending over 120 feet and offering breathtaking views over open fields. This outdoor haven is a true sanctuary, providing ample space for gardening enthusiasts or simply enjoying the beauty of nature. Whether you're sipping your morning coffee or hosting a summer barbecue, this garden is sure to impress.

The property is conveniently located near the local village hall, fostering a strong sense of community and offering a range of activities and events for residents to enjoy. With its picturesque setting and charming features, this cottage is a rare find in such a desirable location.

Viewing is highly recommended to fully appreciate the unique charm and potential this property has to offer. Don't miss the opportunity to make this enchanting cottage your new home.

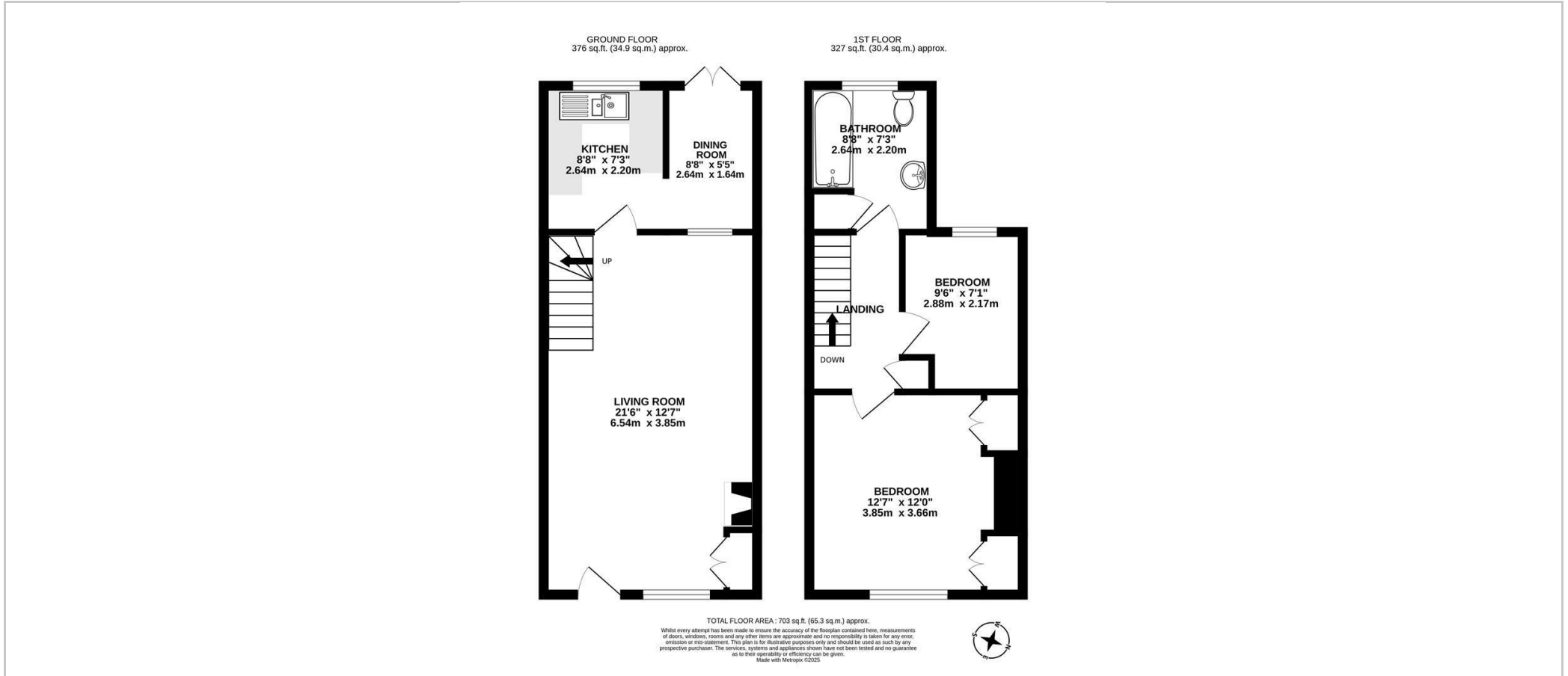




- Two bedroom terrace character cottage
- Sought after village location
- Spacious 21' living room with feature wood burning stove
- Kitchen with separate dining room
- Modern first floor bathroom
- Stunning gardens to rear in excess of 120'
- Stunning views to the rear over open fields



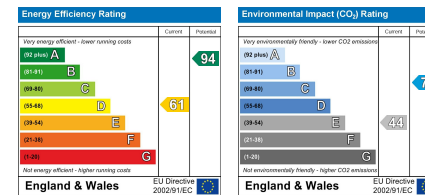
## Floor Plan



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