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moving experience



15 North Road  
Hertford, SG14 1LN

**Guide Price £785,000**



## 15 North Road

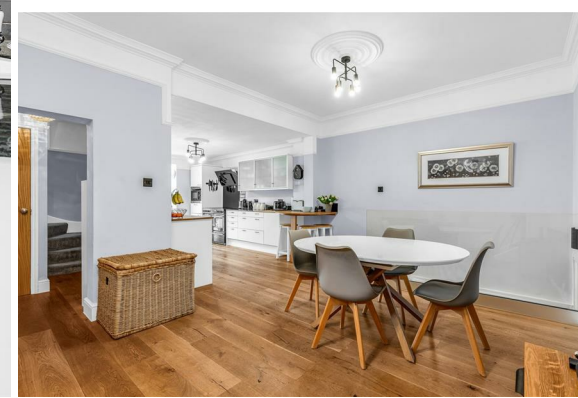
Hertford, SG14 1LN

A beautifully presented three double bedroom end-of-terrace Grade II listed Regency-style home offering an abundance of period charm and character throughout. The property boasts impressive 11ft high ceilings, sash windows fitted with secondary glazing, ceiling roses and feature fireplaces, with the current owners having done a wonderful job of enhancing and showcasing the home's original period features.

The accommodation begins with an inviting living room, complete with a working wood burner, large sash window to the front and attractive wooden shutters. To the rear is a superb refitted open-plan kitchen/dining room, fitted with a range of integrated appliances and providing an excellent space for modern family living and entertaining. From the dining area, stairs lead down to a fully tanked basement offering good head height and highly versatile space, ideal for use as a home office, family room/cinema room or guest bedroom. The ground floor further benefits from a separate utility room incorporating a WC.

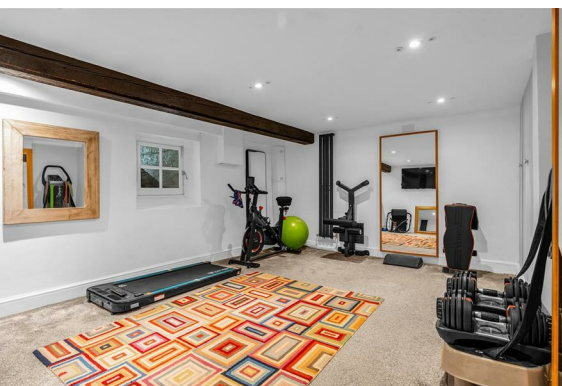
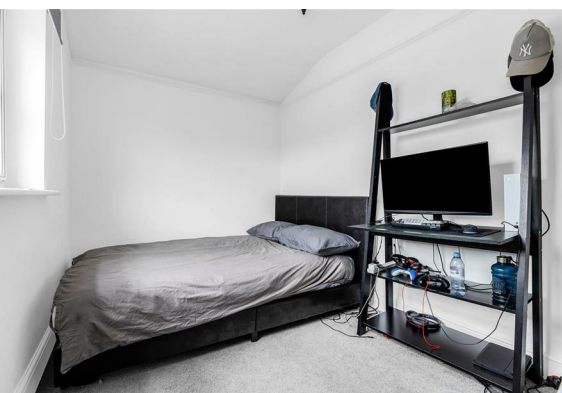
On the first floor there is a modern refitted bathroom with skylight, a spacious principal bedroom with large sash window, and a second double bedroom which cleverly makes use of the impressive ceiling height with a built-in elevated study/office area, creating a bright and characterful space.

To the rear, a light filled conservatory leads out to the low-maintenance garden with artificial lawn, while the property also benefits from off-street parking to the front. The home is conveniently located within easy reach of Hertford town centre and Hertford North station, offering excellent access to local amenities and transport links.





- Three double bedroom end-of-terrace Regency-style home
- Beautiful period features throughout, including 11ft high ceilings, sash windows and fireplaces
- Inviting living room with working wood burner and wooden shutters
- Refitted open-plan kitchen/dining room with integrated appliances
- Utility room incorporating WC
- Fully tanked basement with good head height, ideal as a home office, cinema room or guest space
- Modern refitted bathroom with skylight
- Off-street parking to the front and conveniently located for Hertford town centre and Hertford North station



## Floor Plan

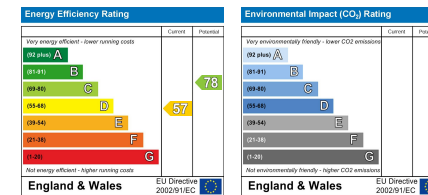


Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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## 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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