

shepherds
A better home
moving experience



71 Port Hill

Hertford, SG14 3EP

Price Guide £535,000



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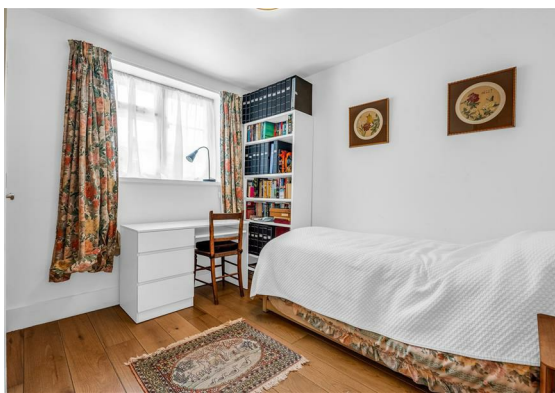
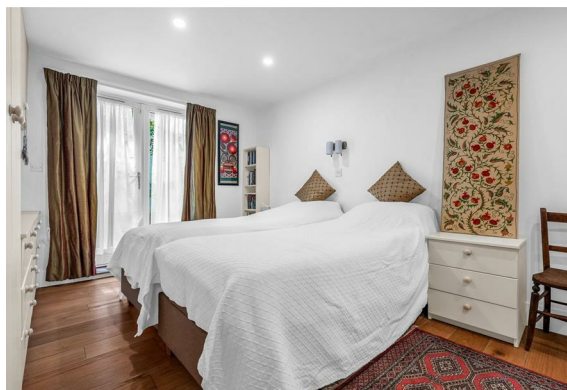
Hertford, SG14 3EP

A UNIQUE and DECEPTIVELY SPACIOUS two/three bedroom semi-detached home occupying a desirable position on Port Hill, just moments from Hartham Common and within easy walking distance of Hertford's town centre and both Hertford North and Hertford East railway stations.

Offered to the market CHAIN FREE, this distinctive home provides flexible and well-presented accommodation arranged over three levels. The ground floor comprises two bedrooms and a well-appointed family bathroom, while the impressive first-floor open-plan living space forms the heart of the home. Featuring a vaulted ceiling, striking feature window and French doors opening onto a private courtyard garden, the living room seamlessly flows into a modern kitchen/dining area, creating an ideal space for both everyday living and entertaining.

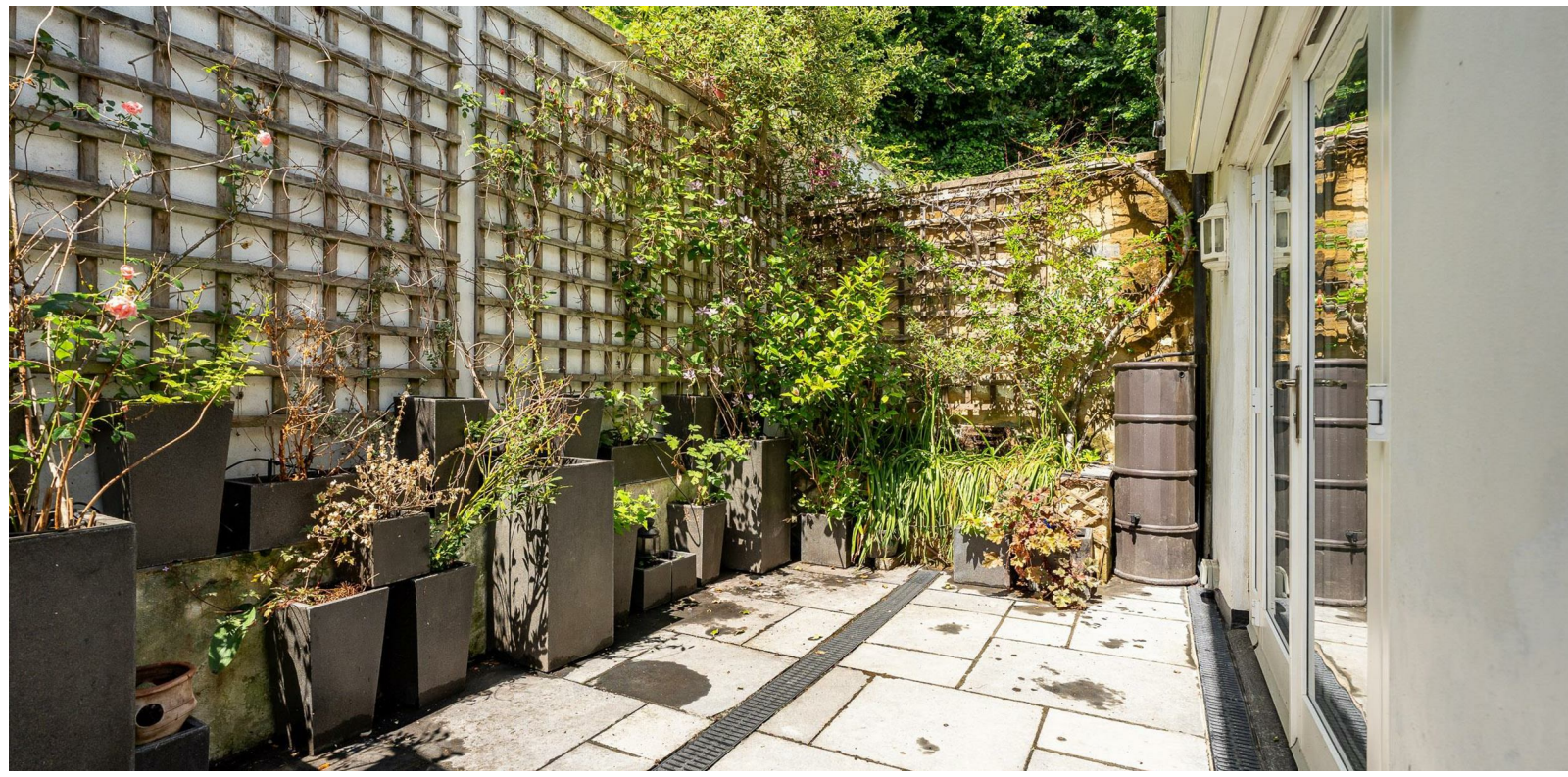
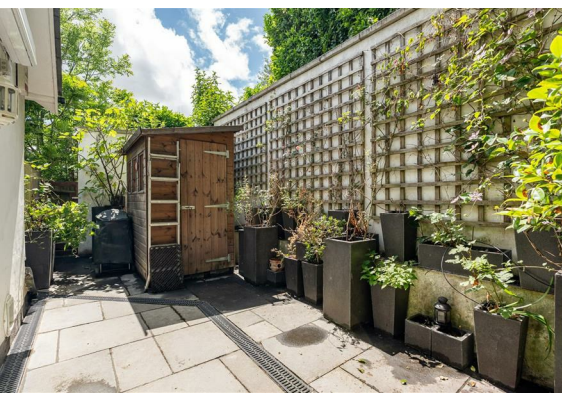
Overlooking the principal reception area is a versatile galleried level, currently used as a spacious home office and study space, but offering potential for a variety of uses including a third bedroom, subject to a purchaser's individual requirements.

Externally, the property benefits from a secluded courtyard garden to the rear with electric awning and an ALLOCATED PARKING space located nearby. Combining character, flexibility and a superb location, this is a rare opportunity to acquire a truly individual home in one of Hertford's most sought-after settings.

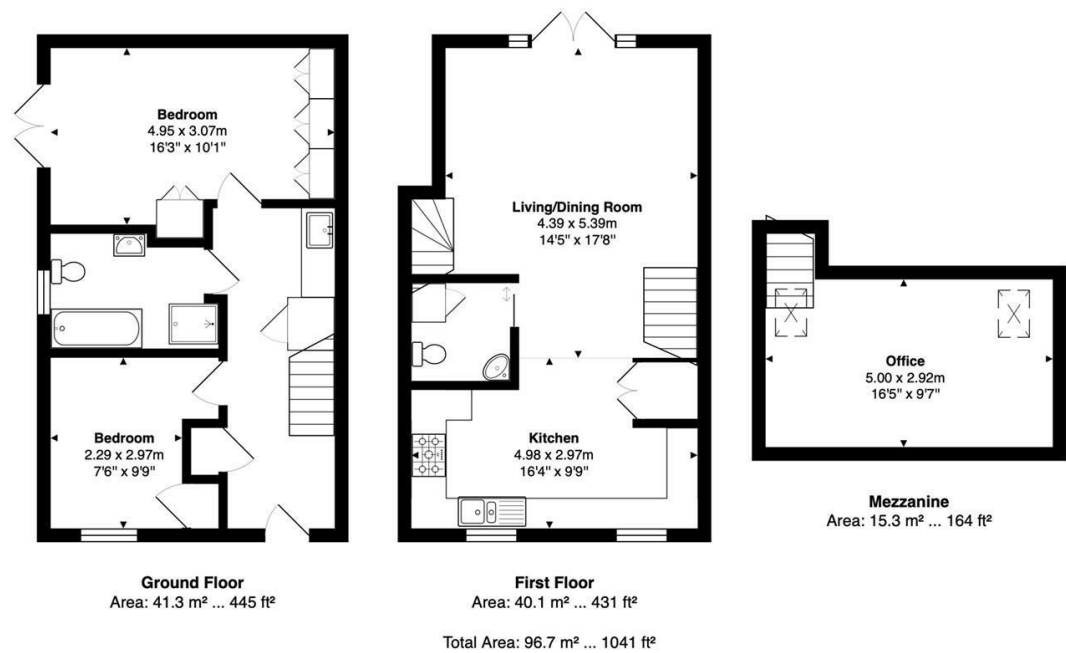




- Offered Chain Free
- Two/Three bedroom semi-detached home
- Flexible accommodation over three levels
- Ground floor bedrooms and family bathroom
- Stunning open-plan living room and kitchen/dining area
- Feature vaulted ceiling and statement window
- Versatile galleried area with potential use for 3rd bedroom
- Private courtyard garden with electric awning
- Allocated parking space nearby
- Walking distance to Hertford North and Hertford East stations and Hartham Common close by



Floor Plan



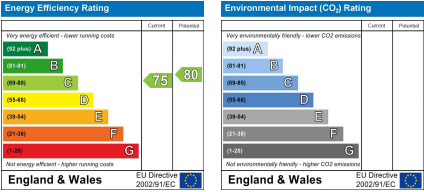
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No 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.

Tenure
Freehold

Energy Performance Graph



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