

11 Villiers Street
Hertford, SG13 7BW
£2,800

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A stunning Victorian residence, meticulously restored to exacting standards, situated on one of Hertford's most desirable residential streets, within the coveted SG13 school catchment area. Just a short stroll from Hertford town centre and Hertford East mainline railway station, this property spans over 1800 sq ft across four levels, offering three double bedrooms and multiple reception rooms. The home boasts a beautifully landscaped south-facing garden.

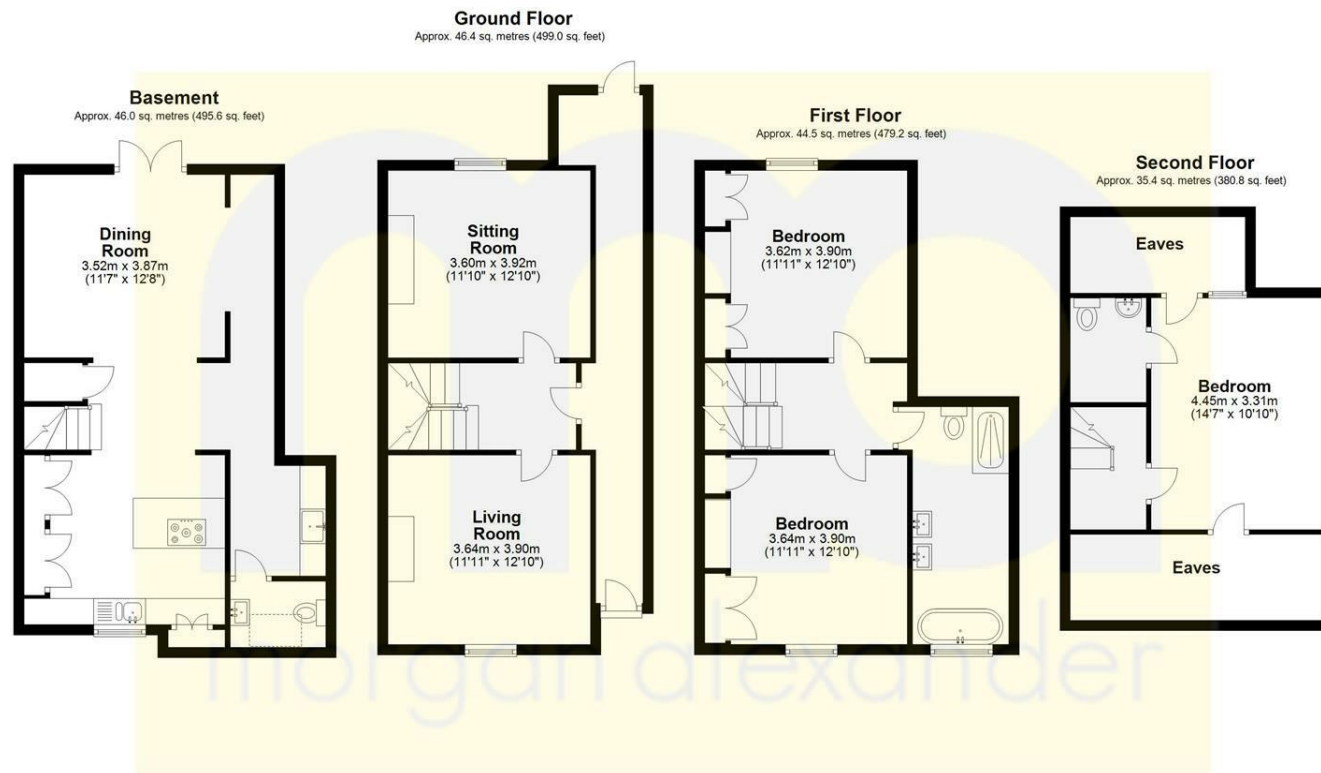
On entering the property, a bright and spacious hallway welcomes you. To the left, there is a cosy sitting room with a log burner, and an elegant living room featuring a striking accent wall. Both rooms benefit from high ceilings and new sash windows that flood the space with natural light.

Downstairs, you'll find a beautifully designed kitchen/dining room with a contemporary yet sympathetic feel. It offers a superb range of wall and base units, quartz worktops, and integrated appliances. French doors lead from the dining area to the south-facing garden, perfect for entertaining or relaxing.

The first floor comprises two spacious double bedrooms and a luxurious family bathroom, complete with his and hers sinks, a shower, and a separate bath. The top floor houses another large double bedroom, offering potential for an ensuite or walk-in wardrobe.

Residents also benefit from additional permit parking on the street.





Total area: approx. 172.3 sq. metres (1854.6 sq. feet)

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.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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