

30 Queens Road
Herford, SG13 8AZ
Guide price £1,395,000

ma
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30 Queens Road Hertford, SG13 8AZ

Positioned on one of Hertford's most prestigious roads, this beautifully appointed Victorian four-bedroom family home offers 2,264 sq ft of elegant, versatile living space. Available for the first time in many years, the property blends period charm with contemporary family living, just a short walk from Hertford town centre and highly regarded SG13 schools.

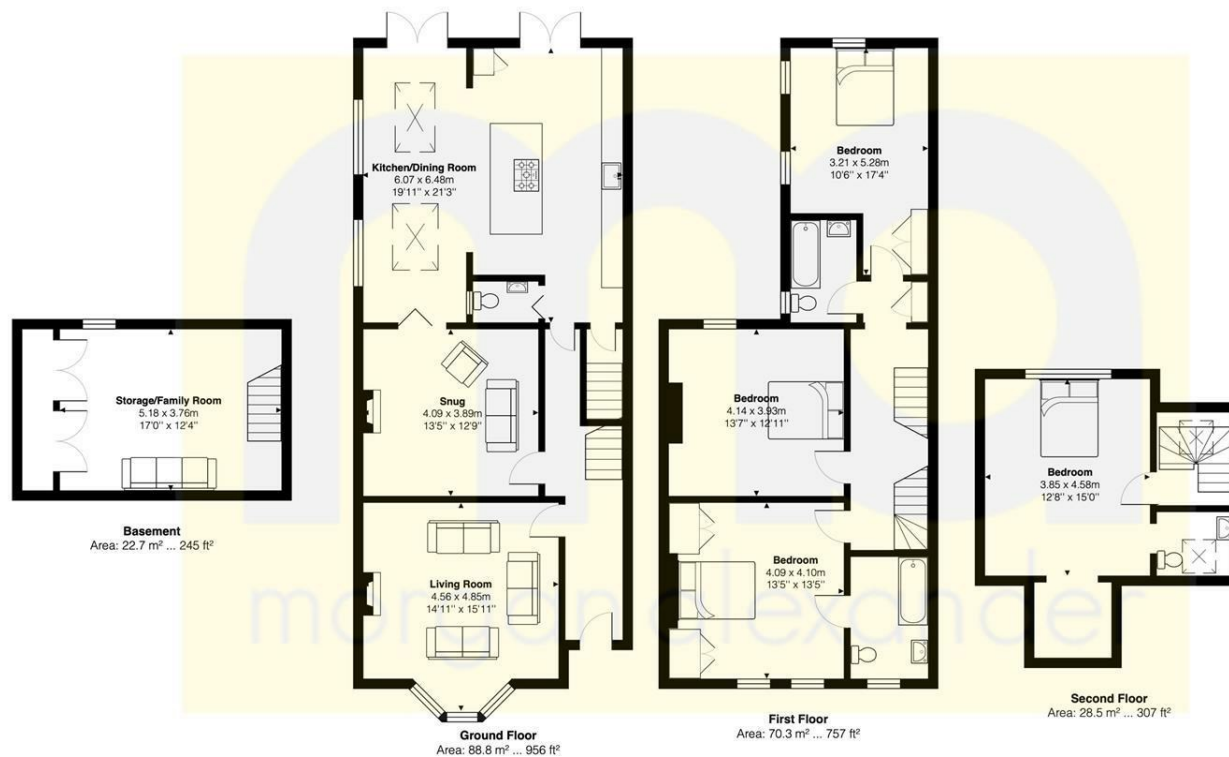
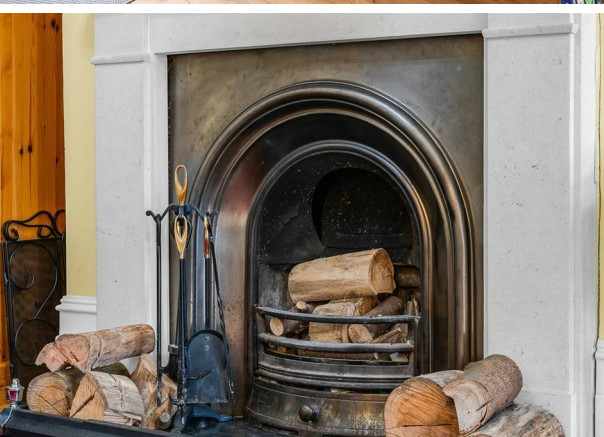
The striking period façade leads to a welcoming entrance hall, showcasing high ceilings, decorative corning and original Victorian features. To the front, the formal living room boasts a sash bay window, period fireplace and wooden floors, while the snug/family room offers a cosy retreat with fireplace and bespoke bi-folding doors to the stunning kitchen/dining/family space. The kitchen is thoughtfully extended with integrated appliances, island, stylish worktops, feature skylight and two sets of French doors opening to the West-facing garden. A basement family room with built-in storage provides flexible use as a playroom or office.

Upstairs, the first floor features a generous landing, principal bedroom with sash windows, fitted wardrobes and en-suite with extra-large bath and power shower. Two further double bedrooms and a modern family bathroom with drying cupboard complete this floor. The top floor offers a guest bedroom with dormer window views, cloakroom/WC, a snug and extra storage.

The 100ft West-facing rear garden is a standout, with patio terrace, lawn, mature trees, shrubs, shaded pebble area and a rear section housing a greenhouse, summer house and bike sheds. There is also side access and off-street parking for two vehicles.

Queens Road is one of Hertford's most desirable addresses, within easy reach of boutique shops, cafes, the Saturday market and green spaces like Hartham Common and the River Lea. Hertford North and East stations offer direct links to London, making this an ideal family home in a prime location.





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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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