

46 Wellington Street
Hertford, SG14 3AW
Offers in excess of £675,000

ma
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A beautifully upgraded three-bedroom Victorian family home, immaculately presented with charming period features. Spanning four floors (1,467.8 sq/ft), this spacious property offers stylish and versatile living in a sought-after Bengoe location.

Key Features:

Modern Kitchen: Integrated appliances, quartz worktops, and a central island.

Luxury Bathroom: Fully renovated with high-end finishes.

Versatile Outbuilding: Ideal for a home office, gym, or studio.

Landscaped Garden: Terraced areas, lawn, mature trees, and a decked terrace.

Accommodation:

Ground Floor: Entrance porch, lounge with period fireplace, and upgraded kitchen/dining room.

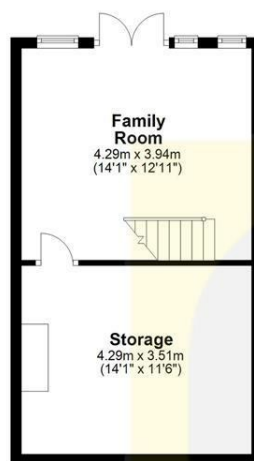
Lower Ground Floor: Family room with French doors to the garden and storage access.

First Floor: Two bedrooms and a luxurious family bathroom.

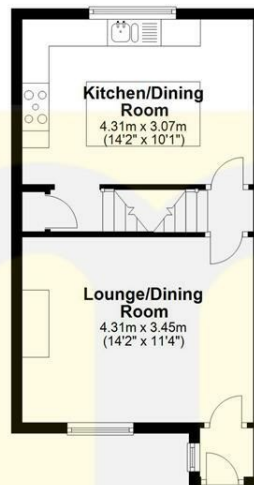




Basement
Approx. 32.4 sq. metres (348.7 sq. feet)



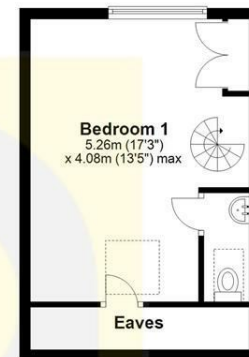
Ground Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.1 sq. feet)



Second Floor
Approx. 25.1 sq. metres (270.1 sq. feet)



Outbuilding
Approx. 12.7 sq. metres (137.0 sq. feet)



Total area: approx. 136.4 sq. metres (1467.8 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 for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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