

23 Villiers Street  
Herford, SG13 7BW  
£3,250

**ma**  
morgan alexander







## 23 Villiers Street Hertford, SG13 7BW

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 1600 sq ft across four levels, offering four 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 right, there is a cosy sitting room with a log burner, and an elegant living room. 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, with the master bedroom offering an en suite. The top floor houses another two large double bedrooms with a family bathroom.

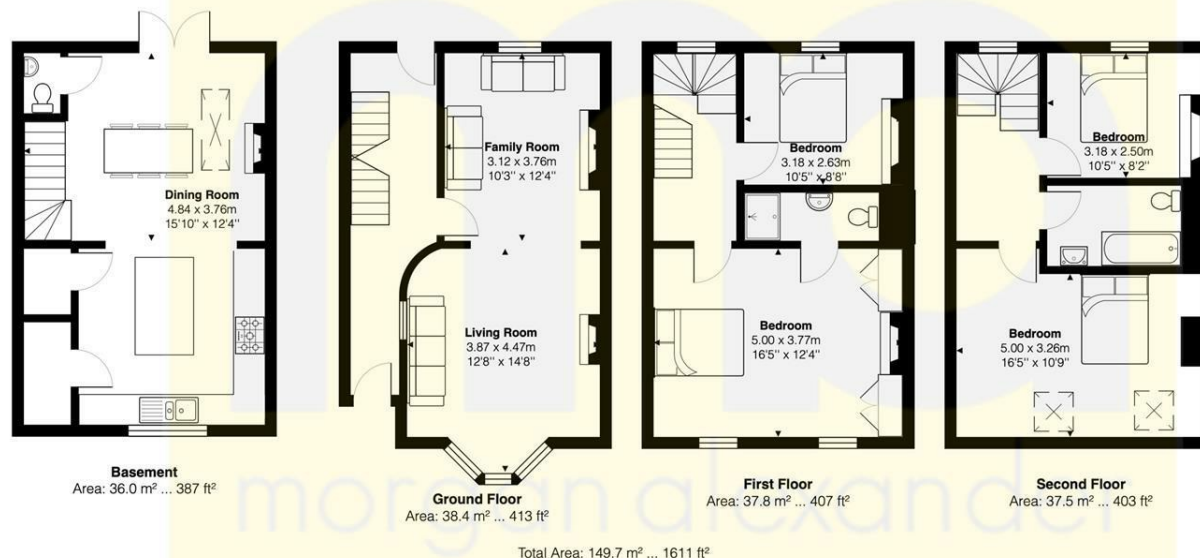
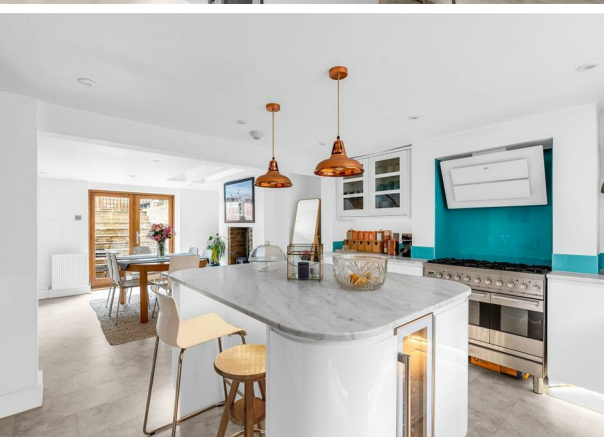
Residents also benefit from additional permit parking on the street.

Located in East Hertford, this sought-after area provides the convenience of walking access to local amenities, including shops, restaurants, bars, and two mainline railway stations with direct links to London Liverpool Street, Tottenham Hale, Finsbury Park, and Moorgate. Hertford Town Centre and Hertford East station are only five minutes away on foot. The property is also close to The Meads and Hartham Common, ideal for those who enjoy cycling or scenic countryside walks along the river. Within the SG13 postcode, families will benefit from being in the catchment area of highly regarded schools.









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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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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