

61 Port Hill
Hertford, SG14 3EP
Guide price £299,995





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Chain-Free | Character Cottage | Private Garden | Walk to Town & Stations

A charming one-bedroom character cottage located on sought-after Port Hill, just a short walk from Hertford's town centre, green spaces and both train stations. Beautifully presented and offered chain-free, this home blends period features with stylish modern touches – ideal for first-time buyers, downsizers, or investors.

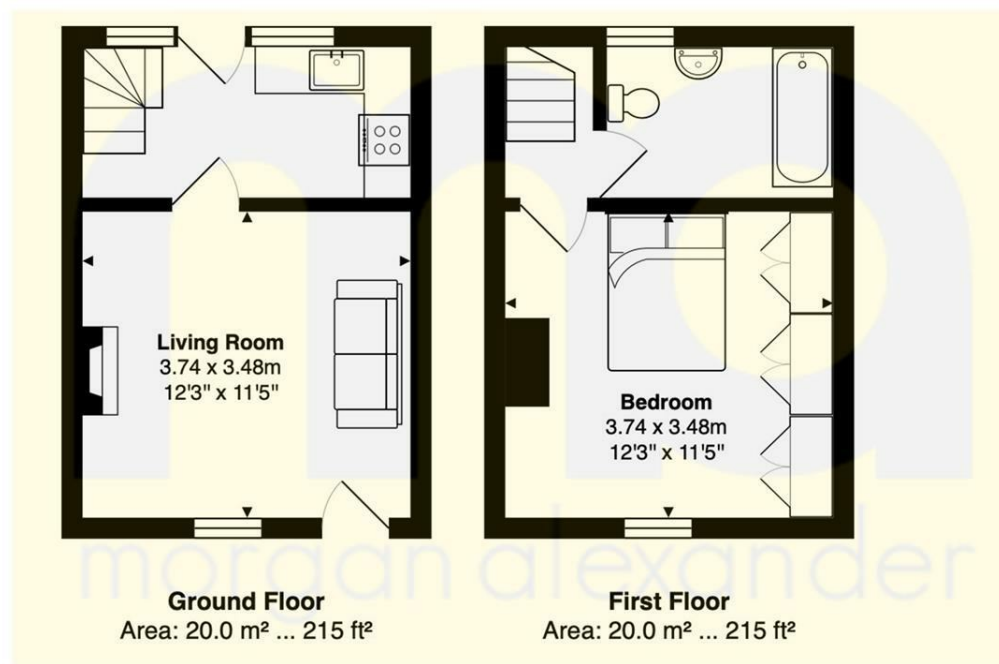
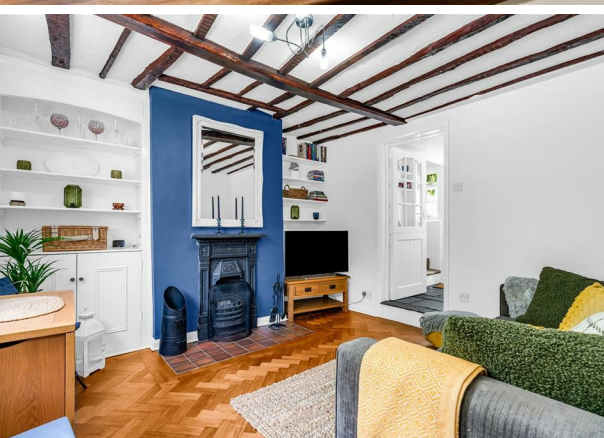
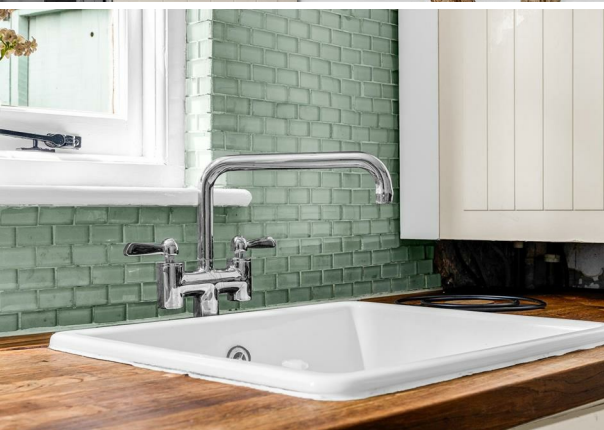
Set back from the road, the property is arranged over two floors and offers a warm, homely feel. The living room is full of character with parquet flooring, a cast iron fireplace, exposed beams, and bespoke built-in shelving – a cosy and elegant space to relax or entertain.

To the rear, the modern kitchen enjoys views over the garden and provides space for appliances with direct garden access. The west-facing private garden is a real sun trap, perfect for enjoying a morning coffee or evening drink, and features a paved terrace, timber shed, and enclosed fencing for privacy.

Upstairs, the bedroom is bright and tranquil, with exposed beams, fitted wardrobes, and lovely views over Hartham Common. The bathroom is well-appointed with a full suite and shower over the bath.

This home is ideally located near Hartham Common, The Meads, and The River Lea, great for walking, running or paddleboarding. Hertford's thriving town centre is moments away, offering a wide choice of cafés, pubs, restaurants, and independent shops, along with the new





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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, mis-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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