

63 Port Hill
Herford, SG14 3EP
Offers in excess of £279,995

ma
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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. Being offered chain-free, this home blends period features with stylish modern touches – ideal for first-time buyers, downsizers, or investors.

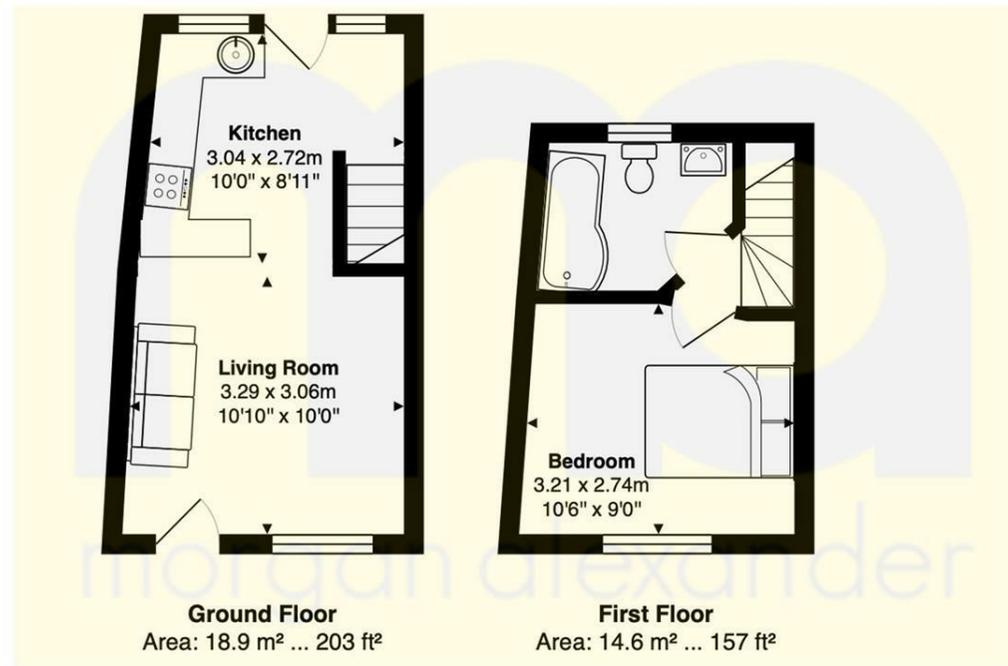
Set back from the road, the property is arranged over two floors and offers a homely feel. The living room is full of character with wooden flooring, exposed beams, and open plan to the kitchen area.

To the rear, the practical 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 and storage shed.

Upstairs, the bedroom offers 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





Total Area: 33.5 m² ... 360 ft²

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

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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