

8 Nelson Street  
Herford, Hertfordshire SG14 3AG  
Guide price £545,000

**ma**  
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## 8 Nelson Street Hertford, Hertfordshire SG14 3AG

Set on a charming street in the heart of Lower Bengeo, this property enjoys an exceptional location moments from Hertford North Station, within easy reach of the town centre and Hartham Common, and just around the corner from the popular Millstream pub.

Arranged over two floors, the accommodation offers well-balanced, naturally bright rooms enhanced by thoughtful upgrades that respect the home's period character.

The living room sits at the front of the house and is a warm, inviting space, centred around a characterful log burner. To the rear, the dining room opens directly into the kitchen, creating a sociable and practical layout with useful understairs storage and direct access to the garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, space for appliances, side aspect windows and access to a recently refitted ground floor bathroom.

Upstairs, the principal bedroom occupies the front of the property and features a striking cast iron fireplace, fitted wardrobes set neatly into the chimney recess, and the benefit of an en-suite shower room. Two further bedrooms complete the first floor, offering flexibility for family living, guests or home working.

Outside, the rear garden has been designed for low maintenance, with a decked seating area, lawn and a large storage shed—ideal for both entertaining and everyday use.









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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

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