

9 Dimsdale Street  
Hertford, SG14 1PH  
Asking price £475,000







## 9 Dimsdale Street Hertford, SG14 1PH

Positioned right in the heart of Hertford town centre, this characterful two-bedroom period home delivers stylish living, genuine outdoor space and a high-quality detached studio—a serious asset for modern working life.

The house is beautifully presented throughout, blending period charm with modern comfort. Original details such as the feature fireplace and timber doors give the home warmth and personality without compromising on practicality.

The ground floor offers a bright open-plan living and dining space with an attractive outlook to the front. To the rear is a modern kitchen with space for appliances and direct access to the garden. The ground floor is completed by a well-appointed bathroom.

Upstairs are two generous double bedrooms, both well-proportioned and full of natural light.

Outside, the landscaped rear garden enjoys a paved patio and side access. The recently constructed outbuilding/studio, complete with power and lighting, is a standout feature—ideal as a professional home office, creative studio, gym or hobby room.

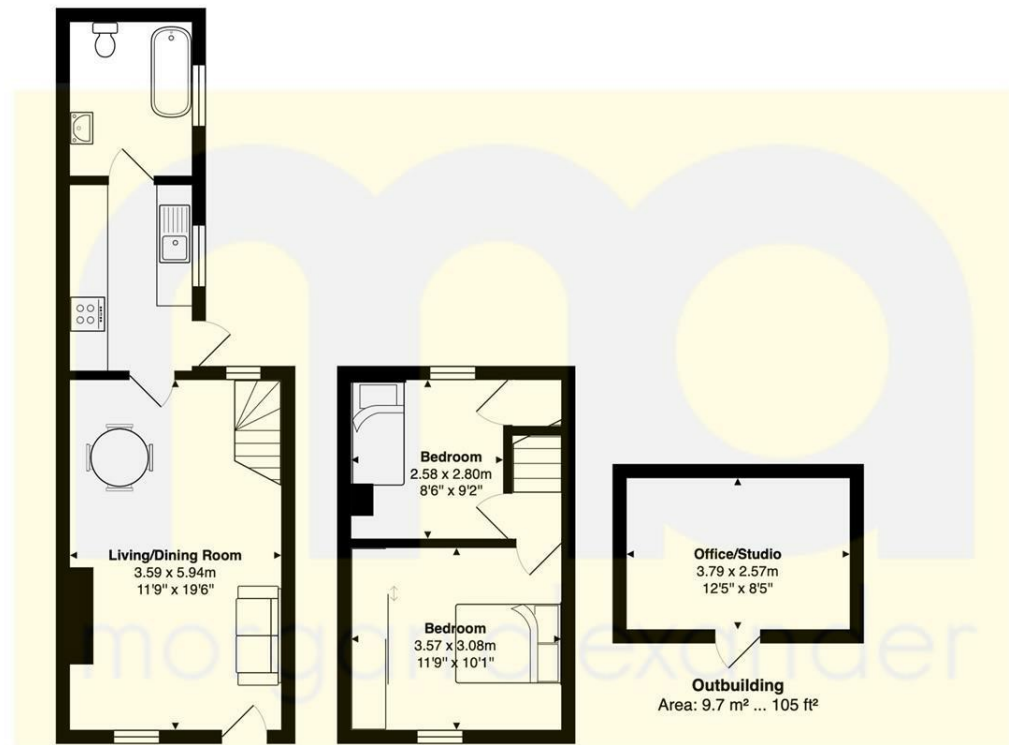
Dimsdale Street places you just minutes from Hertford's excellent transport connections, independent shops, cafés, bars and restaurants, along with the River Lea, Hartham Common and the popular Saturday market.

Families are exceptionally well served by Hertford's highly regarded schooling for all ages, while sports and leisure facilities include Hartham Sports Centre and Pool, alongside numerous clubs and associations. With two mainline stations offering direct links into London, this is town-centre living with genuine commuter credentials.









**Ground Floor**  
Area: 33.9 m<sup>2</sup> ... 365 ft<sup>2</sup>

**First Floor**  
Area: 21.2 m<sup>2</sup> ... 228 ft<sup>2</sup>

**Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>**

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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