

shepherds

A better home  
moving experience



2 Calton Avenue  
Hertford, SG14 2EP

**Price Guide £575,000**



## 2 Calton Avenue

Hertford, SG14 2EP

This well-presented three-bedroom double-fronted end-of-terrace house occupies a generous corner plot and has been carefully maintained throughout, making it an ideal family home.

The accommodation is notably spacious, with a 19' living room providing a comfortable and welcoming main reception space. To the rear, a 19' kitchen/dining room forms the heart of the home, opening directly into a conservatory that enjoys attractive views over the rear garden and creates a seamless connection between indoor and outdoor living.

The garden itself is a real feature, beautifully landscaped and thoughtfully arranged with a paved patio seating area, greenhouse, storage shed and summer house, making it particularly appealing to garden enthusiasts while remaining practical for everyday family use.

Upstairs, there are three well-proportioned bedrooms served by a refitted first-floor shower room, while a downstairs cloakroom adds further convenience.

Externally, the property benefits from excellent parking and storage provision, including a 19' garage with electric roller door and driveway to the front offering ample off-street parking, along with an additional 19' workshop.

The location is well suited to families, with local schools close by, a nearby parade of shops for day-to-day needs, and Hertford North train station within walking distance, providing direct services into London.

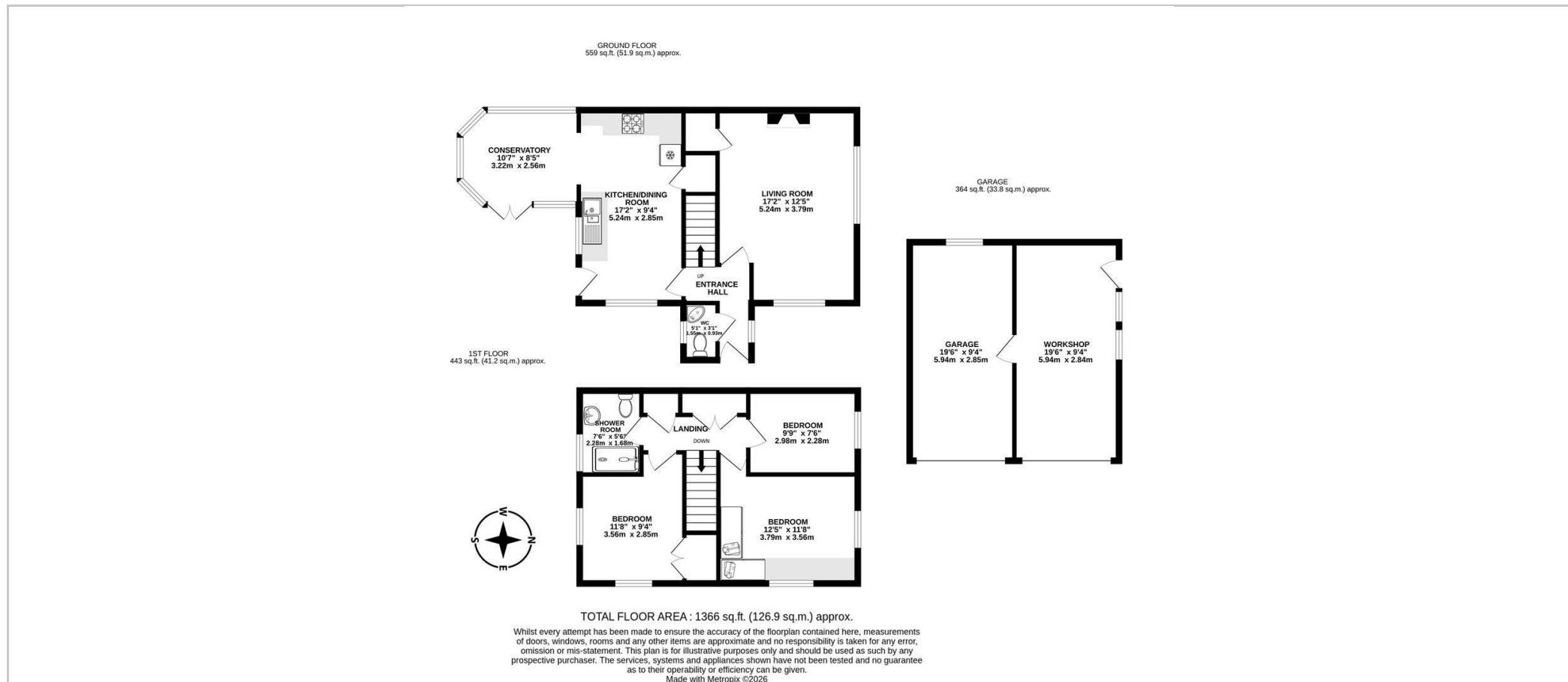




- Three bedroom end terrace family house
- Popular west side location within easy access to local parade of shops
- Walking distance to Hertford North mainline train station
- 17' kitchen/diner opening into the conservatory
- Spacious 17' living room
- First floor refitted shower room and ground floor cloakroom
- Beautifully landscaped garden with greenhouse, storage shed and summer house plus paved patio seating area
- 19' garage with electric roller door and additional 19' workshop
- Driveway



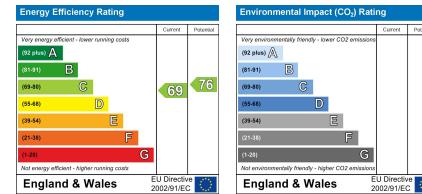
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)