

 3 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band D

Freehold

Council Tax Band:  
C £2,046.81 (2025/26)

Local Authority:  
North Hertfordshire District Council





A rarely available, characterful home in an exclusive row of eight unique cottages, ideally located near the town centre, mainline station, and sought-after schools.

### Description

A distinctly unique and characterful cottage, believed to date back to the 1850s, and part of a locally admired row of colourful period homes. Lovingly cared for by its current owner for many years, the property retains much of its original charm, complemented by tasteful contemporary touches. Offering exciting potential for further enhancement or extension (STPP), ideal for those seeking a more open-plan lifestyle. The accommodation begins with a welcoming entrance hall leading into a stunning 21ft open-plan living/dining room, featuring twin fireplaces and a useful understairs cupboard. This flows into a bright kitchen/breakfast room with a part conservatory-style roof and double doors opening onto the rear garden. The ground floor also includes a family bathroom. Upstairs, there are three generously sized bedrooms, two of which enjoy original fireplaces, and all benefit from access to an upstairs W.C. Outside, the property is accessed via a shared private road, leading to a large shingle driveway offering off-street parking for numerous vehicles and a functional front garden space. Subject to relevant planning, there is also scope to add a garage or studio/home office. To the rear is a low-maintenance, block-paved courtyard garden with a small, decked area and gate leading to pedestrian access.

### Location

Whinbush Grove is a coveted spot with its charming cottages, offering just ten homes in this peaceful area. Rarely available, it's central, near the town



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

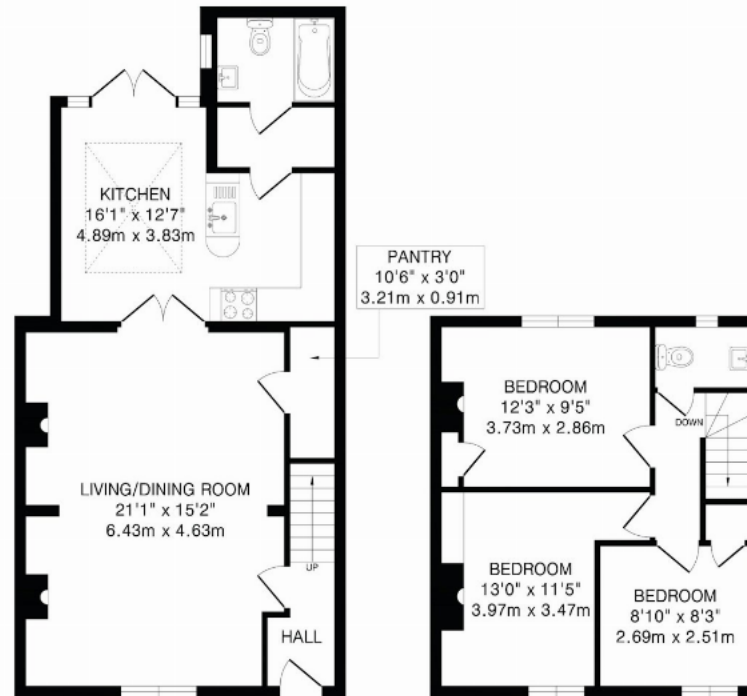












Ground Floor  
628 sq.ft.(58.3 sq.m)approx.

First Floor  
383 sq.ft.(35.5 sq.m)approx.

TOTAL FLOOR AREA: 1011 sq.ft.(93.8 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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