

2 Byde Street  
Herford, SG14 3AL  
Offers in excess of £525,000







## 2 Byde Street Hertford, SG14 3AL

This stylish home has been extended and now offers well-proportioned bright rooms, wooden flooring, high specification kitchen with integrated appliances and a modern family bathroom.

You enter the property into a porch with built-in storage. The reception room is a great space with wooden flooring and a window to the front. There is a separate living room with attractive window and with wood burning stove. The fitted kitchen offers plenty of cupboard space with butcher block wooden work tops and integrated appliances.

To the first floor are three bedrooms and a well appointed bathroom.

Outside there is a delightful rear garden, perfect for family fun and outside dining, with a good-sized lawn area and sun terrace - the best of both worlds! The shared rear access gate to the garden/front of property is useful for getting bikes out the shed/garden without dragging through the house.

Hertford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford benefits from two mainline stations to London.



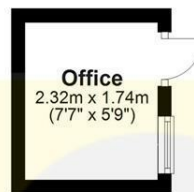






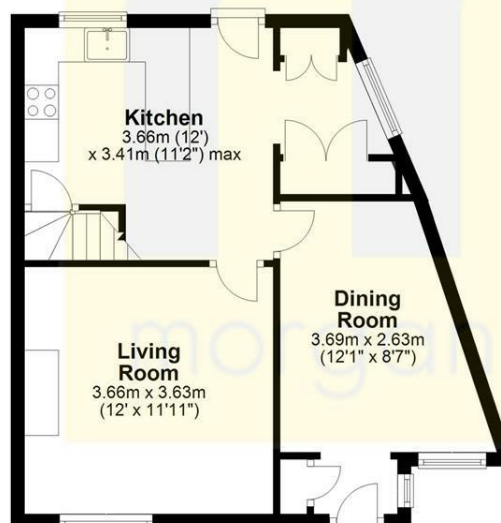
### Outbuilding

Approx. 4.0 sq. metres (43.5 sq. feet)



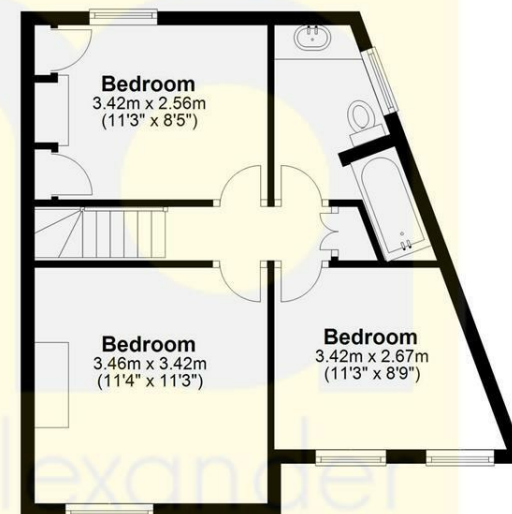
### Ground Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)

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, mis-statement or use of data shown.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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