

2 Byde Street
Herford, SG14 3AL
Offers in excess of £550,000





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.

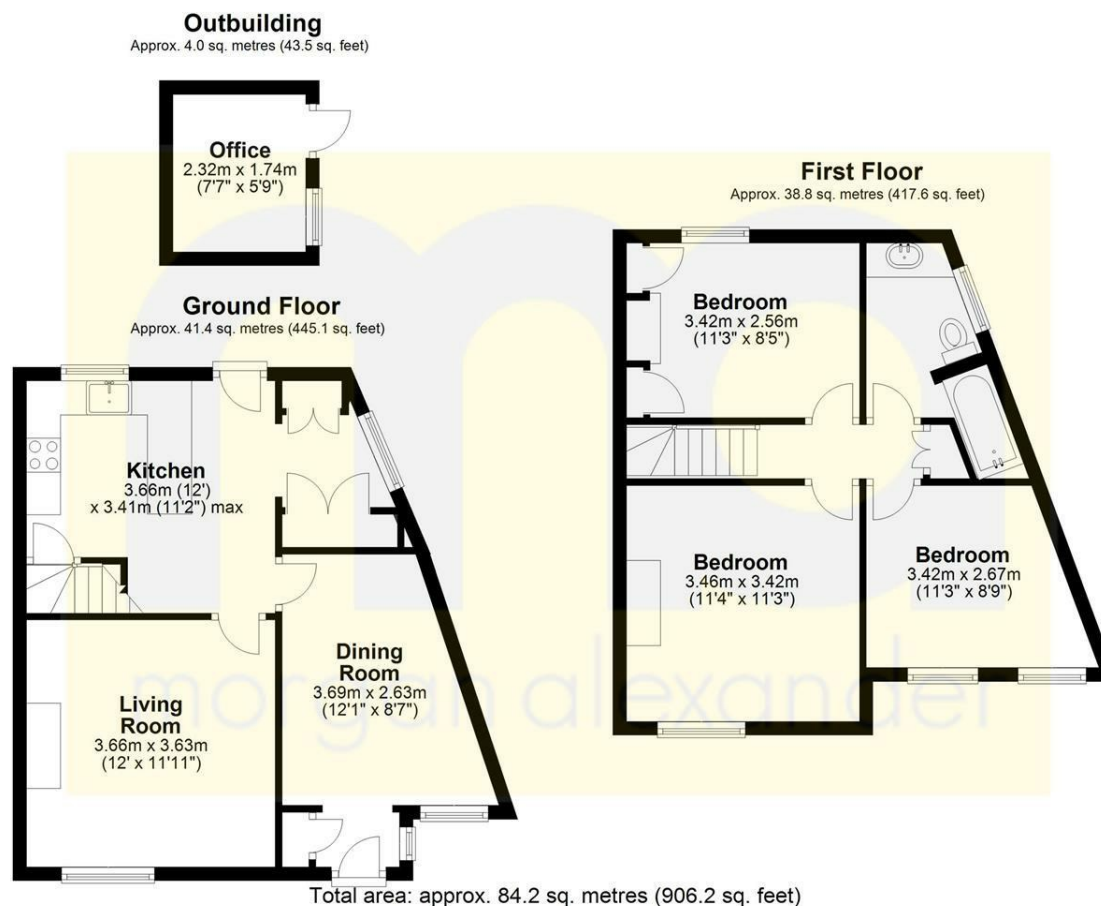
You enter the property into a porch with built-in storage. The reception room is a great space with wooden flooring and a window to the front. There is a separate living room with attractive window and with wood burning stove. The fitted kitchen offers plenty of cupboard space with butcher block wooden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





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

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