

24 Talbot Street
Herford, SG13 7BX
Guide price £499,995

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Ideally located on the edge of Hertford town centre, this practical residence sits within the catchment of the sought-after SG13 schooling, offering the perfect balance of style, space, and convenience.

Step inside and you'll find interiors designed with open-plan family living and entertaining in mind. The entrance hall gives access to a fitted kitchen, offering a range of modern wall and base units with ample work surfaces and a front-facing window, creating a bright and practical space.

Beyond the kitchen, a generous living/dining area stretches across the rear of the property, with large sliding patio doors opening onto the low-maintenance landscaped garden—ideal for bringing the outdoors in and entertaining on any scale.

The first floor hosts two well-proportioned double bedrooms and a family bathroom, complete with a separate bath and walk-in shower. There is also a useful storage cupboard on this floor. Ascending to the top floor, you'll discover two further double bedrooms, each benefiting from their own modern en-suite shower rooms—making this level ideal for guests, teenagers, or working from home in style.

Externally, the south-facing rear garden has been cleverly landscaped to provide terraced areas, perfect for al fresco dining, BBQs, and relaxed social gatherings. Residents enjoy off-street parking to the rear on a first-come, first-served basis, with access to four shared spaces, as well as a useful garage en-bloc. Additionally, on-road parking permits are available.





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

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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40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk