

34 Currie Street
Herford, Hertfordshire SG13 7DB
Offers in excess of £600,000





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This delightful property is arranged over two floors, offering bright and well-proportioned accommodation throughout, with a tasteful mix of original features and contemporary upgrades. The newly fitted kitchen is a particular highlight — a sleek, well-planned space finished with high-quality quartz worktops and integrated appliances, ideal for the modern family.

The living room to the front of the house boasts a sash window, wood flooring, and a characterful fireplace with a log burner — a cosy and inviting space. The separate dining room also features wooden floors and flows seamlessly into the kitchen, which offers views over the garden and direct access via a rear door.

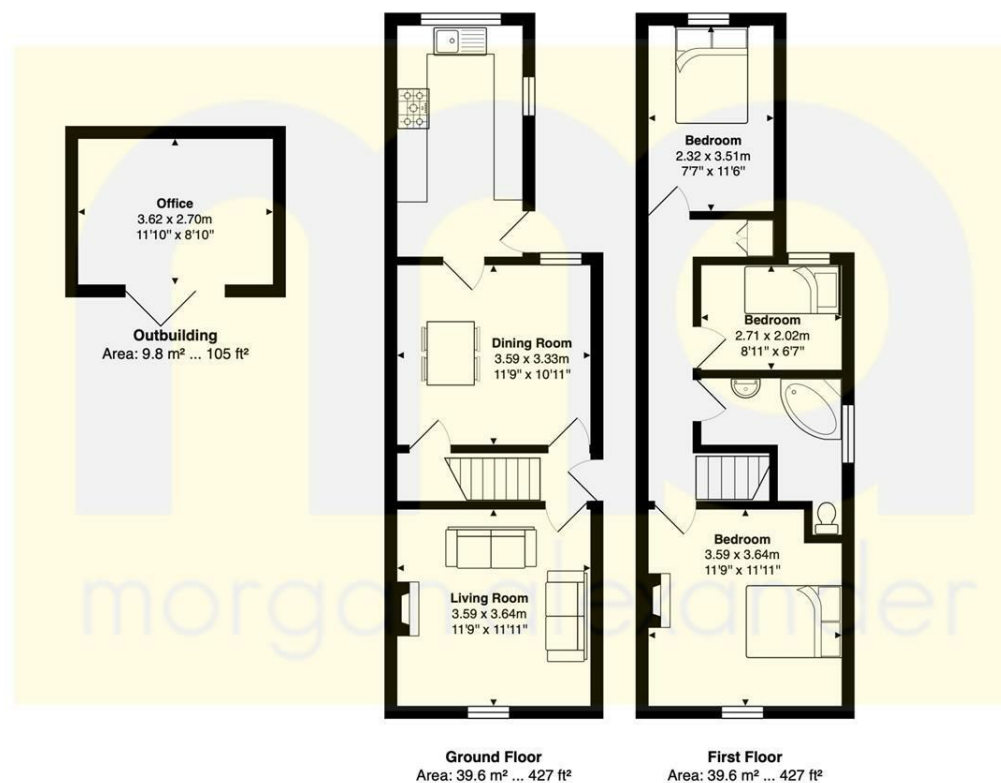
Upstairs, the master bedroom enjoys a feature fireplace and plenty of natural light, complemented by two further bedrooms and a nice family bathroom.

Outside, the rear garden is both functional and charming — perfect for entertaining or relaxing. A recently constructed outbuilding sits at the far end of the garden, complete with power, lighting, and bi-folding doors. This superb addition is ideal as a home office, creative studio, or gym space.

The kerb appeal is completed with a new period-style front door — a subtle yet elegant nod to the property's Victorian heritage.

Currie Street remains one of the most sought-after roads in SG13, offering a peaceful setting with unbeatable convenience. Whether it's a stroll into town, a scenic walk along the River Lea, or an easy commute into London, this home ticks every box.





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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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