

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

ma
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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.

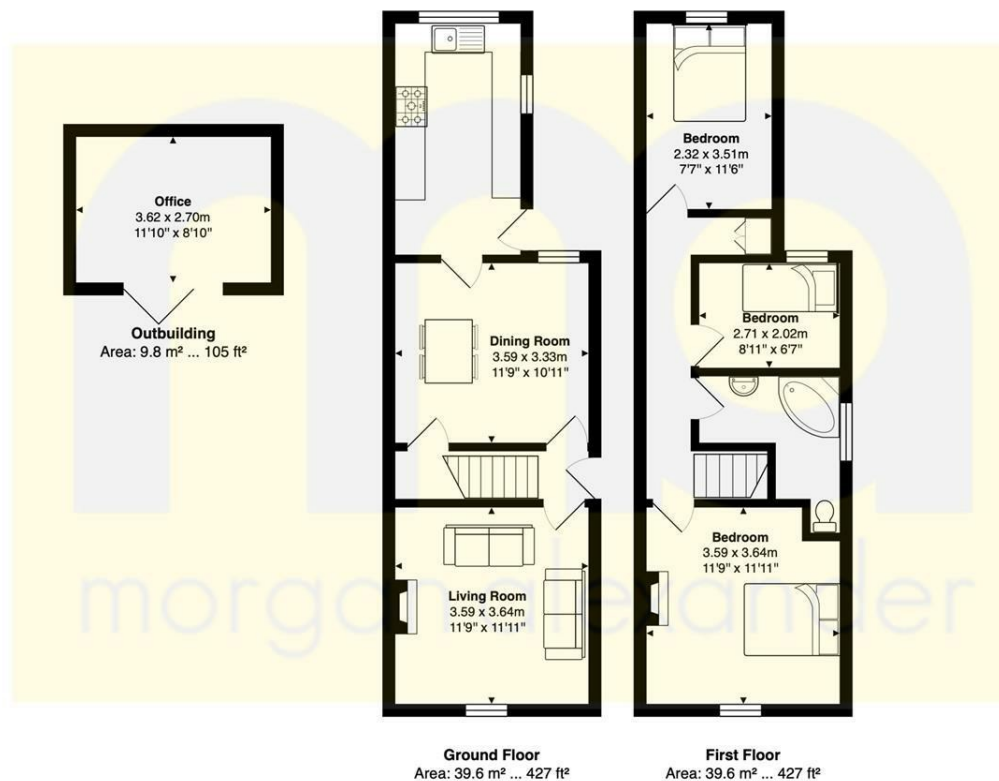
Upstairs, the master bedroom enjoys a feature fireplace and plenty of natural light, complemented by two further bedrooms and a nice family bathroom.

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.





Total Area: 89.1 m² ... 959 ft²

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 approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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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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