



SIMPLY HOMES

**Currie Street**

Hertford SG13 7DA

Price Guide £625,000



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A rarely available, 3-Bedroom, Victorian family home with both front & rear gardens, offering flexible accommodation across three floors. All within a stone's throw of Hertford East Station and catchment area of the highly sought after local schooling.

The ground floor comprises of a good-sized entrance hall, front-aspect lounge with feature fireplace, formal dining room with feature fireplace, leading through to the kitchen. The kitchen features a range of base and eye level units with integrated appliances, wooden worktops and a door leading out into the garden.

The property also benefits from a basement offering flexibility to be used as another living area/cinema room or a guest bedroom if required.

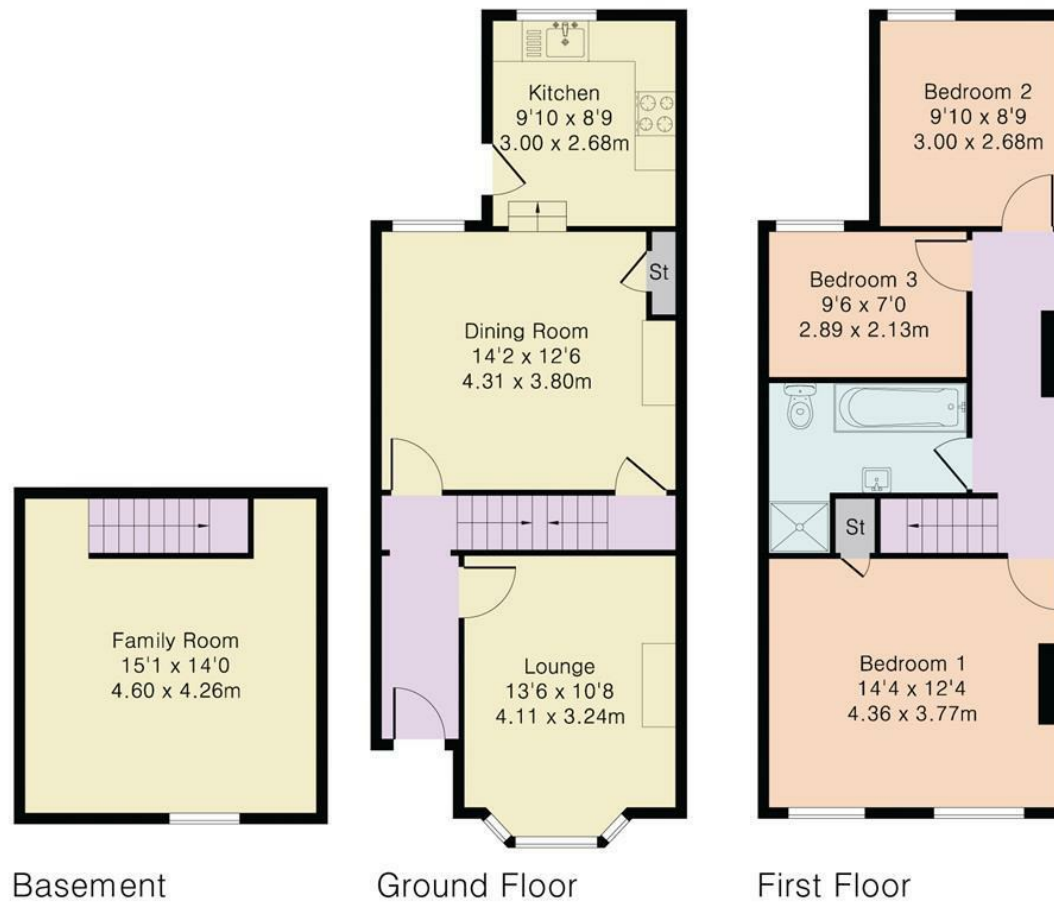
To the first-floor landing, where the property features three principle bedrooms, including the large front aspect principle bedroom and two further good sized bedrooms. The three bedrooms are served by a four-piece family bathroom.

Externally at the rear of the property is a nicely landscaped rear garden with an initial patio entertainment area. The garden itself is predominately laid-to-lawn with various privacy hedging and mature trees. To the rear of the garden is a raised patio seating area and useful storage shed.





Approximate Gross Internal Area 1161 sq ft – 109 sq m  
Basement Area 211 sq ft – 20 sq m  
Ground Floor Area 470 sq ft – 44 sq m  
First Floor Area 480 sq ft – 45 sq m







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