



47, Byde Street, Bengoe  
SG14 3AR

Guide Price £449,995



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## 47 Byde Street, Bengeo, Herts, SG14 3AR

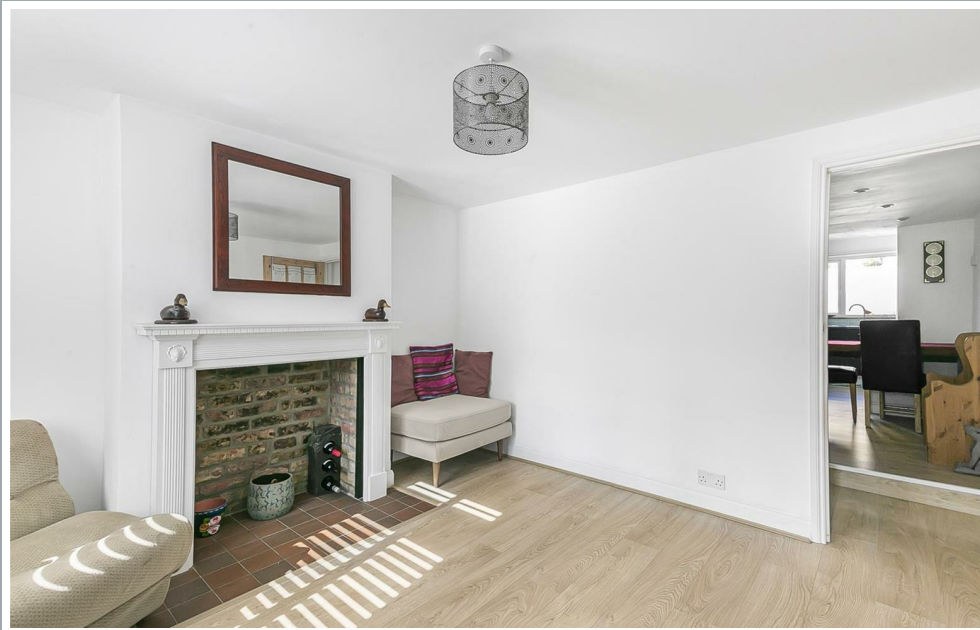
A charming two-bedroom Victorian cottage set in the heart of Lower Bengeo, just a short walk from Hertford town centre and Hertford North Station. Tucked away on a popular residential street, the property features off-street parking for two vehicles—a rare find in this location. The house enjoys a sunny front garden with a leafy outlook, a private rear courtyard, and immaculately presented interiors throughout. A standout feature is the bright open-plan kitchen and dining area, perfect for entertaining. Upstairs are two bedrooms and a modern bathroom, while the boarded and carpeted loft with rear Velux window offers excellent storage or potential for further use. There's also scope to convert the basement, subject to the usual permissions. Byde Street is ideally positioned for access to local shops, schools, leisure facilities, and both of Hertford's mainline stations offering routes to Moorgate and Liverpool Street.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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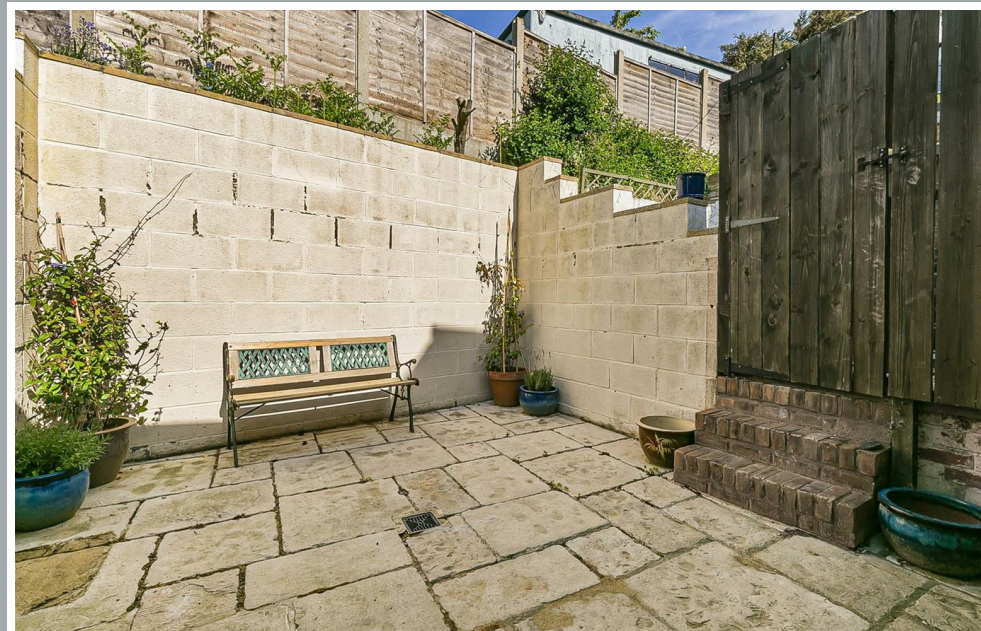






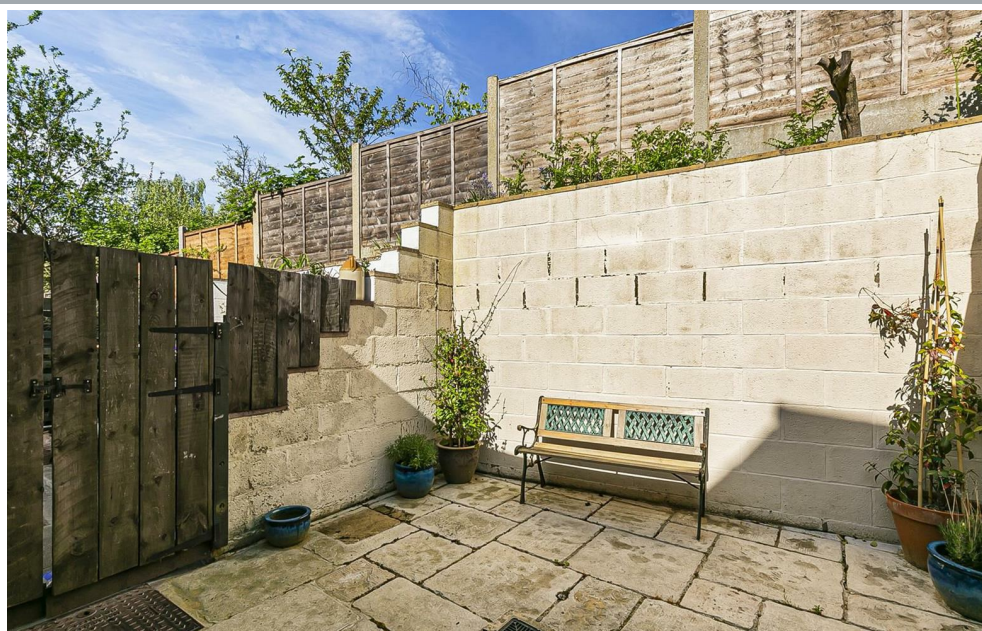
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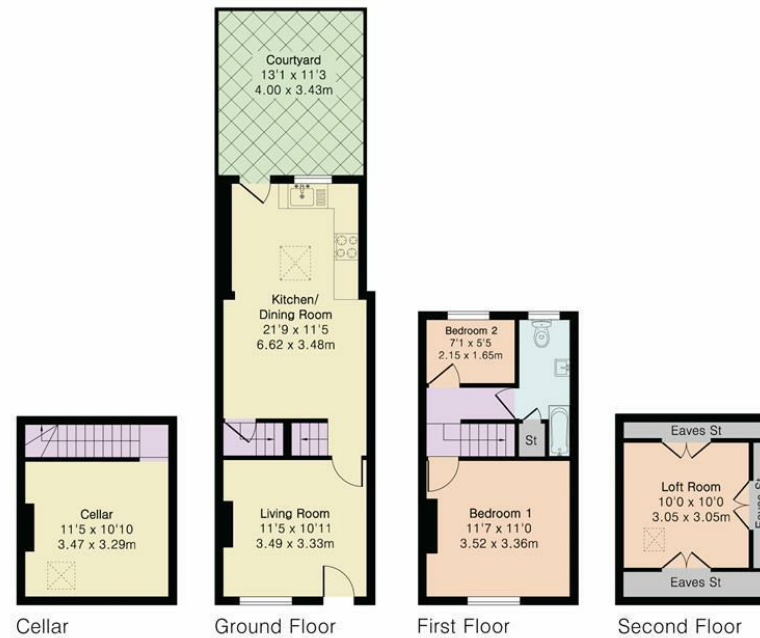
### Approximate Gross Internal Area 881 sq ft - 83 sq m

Cellar Area 157 sq ft – 15 sq m

Ground Floor Area 371 sq ft – 35 sq m

First Floor Area 253 sq ft – 24 sq m

Second Floor Area 100 sq ft – 9 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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