



24, Byde Street, Hertford
SG14 3AR

Guide Price £500,000



stevenoates.com



24 Byde Street, Hertford, SG14 3AR

A substantially larger-than-average three-bedroom Victorian home offering over 1,000 sq ft of flexible accommodation across three floors, positioned in the sought-after Lower Bengoe area.

The ground floor includes a characterful front living room with a bay window, window seat and log burner. To the rear is a generous kitchen and dining room with granite worktops, integrated appliances and plenty of space for entertaining. French doors open directly onto the private courtyard garden.

The lower-ground floor provides a valuable additional room, currently used as a home office. This flexible space could also work as a family room, gym, cinema room or occasional guest room.

Upstairs are three bedrooms and a modern family bathroom. The property also benefits from side access and a low-maintenance courtyard garden.

Byde Street sits within walking distance of Hertford North station, Hertford town centre, Hartham Common and the River Lea. This is a strong option for buyers who want the character and location of a Lower Bengoe cottage but need considerably more space than the typical two-bedroom homes nearby.



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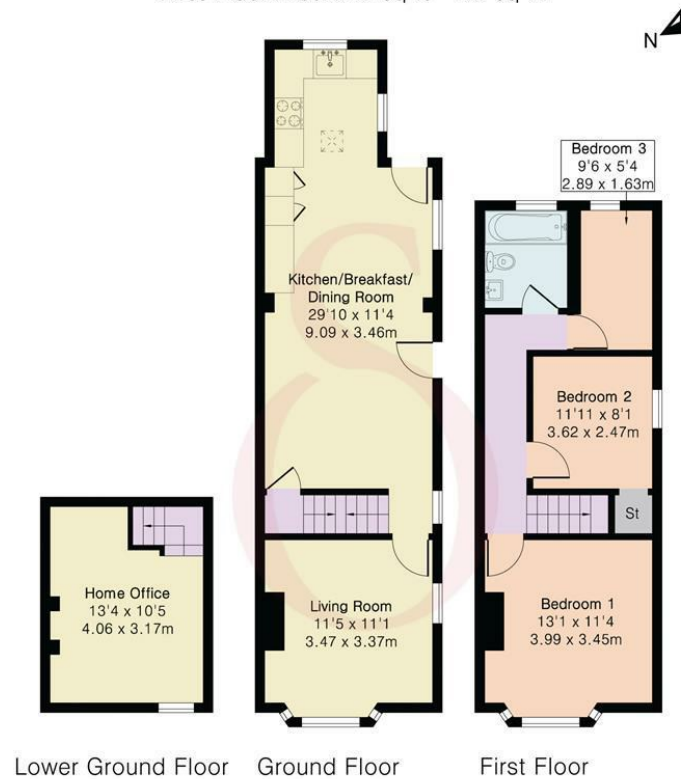
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Approximate Gross Internal Area 1000 sq ft - 93 sq m

Lower Ground Floor Area 139 sq ft - 13 sq m

Ground Floor Area 475 sq ft - 44 sq m

First Floor Area 386 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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