



17, Byde Street, Bengeo
SG14 3AR

Guide Price £465,000



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17 Byde Street, Bengeo, Herts, SG14 3AR

Steven Oates are delighted to present this charming two-bedroom mid-terrace character home, ideally located in the sought-after and convenient area of Lower Bengeo. The property is within walking distance of both Hertford North mainline station and the town centre, offering excellent transport links and local amenities. Arranged over two floors and offering approximately 573 sq ft of accommodation, the ground floor features a spacious 23' open-plan lounge/kitchen/diner, with stairs leading to the first floor, as well as a bathroom and a separate cloakroom. Upstairs, there are two well-proportioned double bedrooms. Externally, the property benefits from a small front garden and a mature, secluded rear garden, providing a peaceful outdoor retreat. In addition, there is a versatile outbuilding equipped with plumbing, power, and lighting, ideal for use as a workshop or home office.

The property is located within the lower slopes of Bengeo within an attractive Victorian road with excellent access to Hertford North station which is just a few minutes away. Local schooling is excellent with popular Millmead Primary School only a short distance away.



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**Approximate Gross Internal Area 573 sq ft - 54 sq m
(Excluding Outbuilding)**

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 254 sq ft – 24 sq m

Outbuilding Area 123 sq ft – 11 sq m



PINK PLAN

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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