

37 Currie Street  
Herford, SG13 7DB  
Guide price £785,000





## 37 Currie Street Hertford, SG13 7DB

Set over four beautifully arranged floors, this exceptional three-bedroom Victorian home has been comprehensively upgraded to create a stylish, design-led interior while retaining the period features that give it real character. Located on one of Hertford's most desirable streets, it sits just moments from the town centre and Hertford East station.

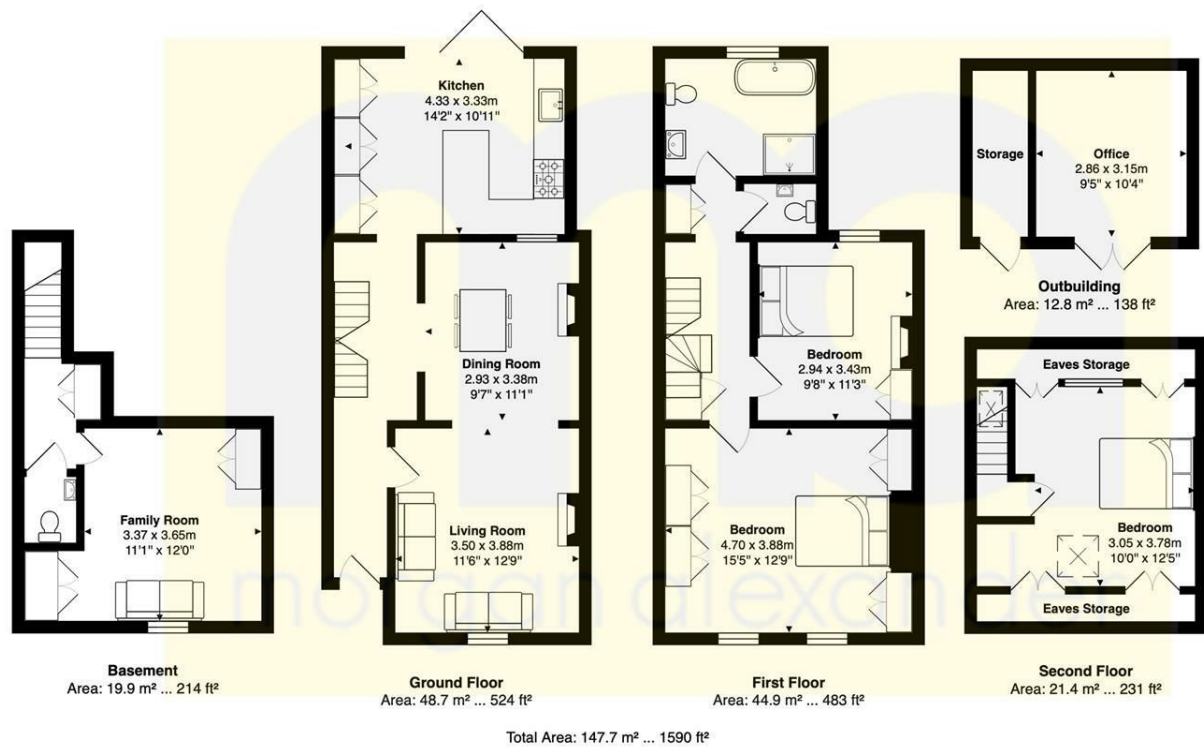
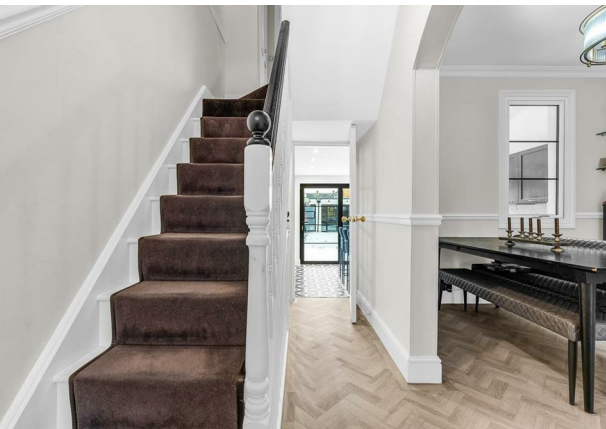
You enter via a storm porch into a welcoming hallway. The ground floor offers a classic yet contemporary flow, with a front reception room featuring a fireplace and elegant sash window, opening through to a dining area with parquet-style flooring throughout.

To the rear, the kitchen is the clear centrepiece of the home. Recently extended and upgraded, it combines bespoke cabinetry, quartz worktops with breakfast bar, integrated appliances and period-style flooring. A skylight floods the space with natural light, while Crittall-style doors open directly onto the garden – perfect for both everyday living and entertaining.

The lower ground floor provides excellent flexibility, currently used as a family room but equally suited as a fourth bedroom, playroom or media space, complemented by a separate cloakroom.

The first floor hosts a superb principal bedroom with bespoke fitted wardrobes, twin sash windows and shutters. Bedroom two is a generous double with a cast iron fireplace, built-in desk and shuttered sash window. The family bathroom is a standout, featuring a walk-in shower, freestanding roll-top bath, statement tiling, vanity unit and Victorian-style fittings, with a separate WC completing the floor.





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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)