

27 Byde Street
Herford, SG14 3AR
Guide price £489,995

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morgan alexander





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Morgan Alexander are delighted to offer this charming two-bedroom Victorian home, ideally positioned in the ever-popular Lower Bengoe area of Hertford. Located within walking distance of Hertford North station and the historic town centre, this characterful property blends period charm with tasteful modern upgrades, making it a superb opportunity for those seeking a home ready to enjoy—and further enhance.

The property has had all windows recently replaced with double glazed sash windows, preserving its traditional aesthetic while offering modern efficiency. Planning permission has also been granted for the erection of a new front porch and a part single, part two-storey rear extension, along with the installation of a rooflight to the rear elevation. (Full details available on request.)

Accommodation comprises:

A welcoming porch, offering a practical entrance before stepping into the main living space.

Front lounge with feature fireplace, bespoke built-in shelving to the chimney recesses, and wooden flooring for a warm, inviting feel.

Elegant dining room with a second feature fireplace, fitted storage, understairs cupboard, and direct access to the kitchen.

A recently renovated kitchen/breakfast room complete with quartz worktops, fitted cabinetry, breakfast bar, and stylish herringbone-effect flooring throughout.

The breakfast area is flooded with natural light and benefits from French doors leading directly to the garden—an ideal space for entertaining or relaxing.

Upstairs, the home offers:

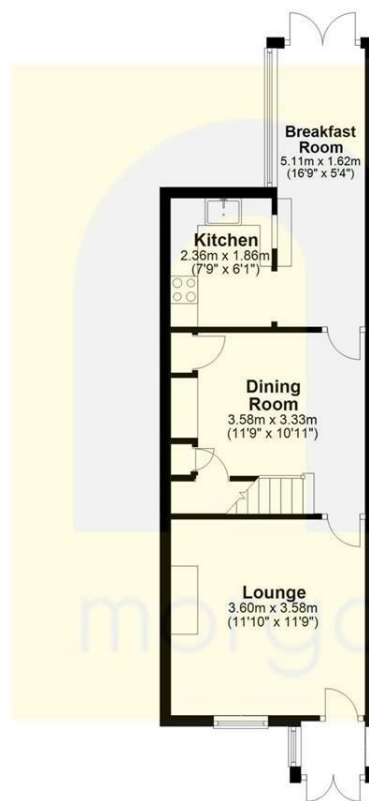
A generous master bedroom with feature fireplace and built-in storage.

A well-proportioned second bedroom, perfect for guests or home office use.





Ground Floor
Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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