



| 51 Byde Street | Bengeo | SG14 3AR

Price guide £475,000

This two bed end of terrace Victorian cottage has been recently extended and completely refurbished by the present owners. It occupies a convenient position in the heart of Bengeo, within short walking distance (6 mins) of Hertford North station and within the catchment area for Millmead and Bengeo primary schools. The property is set back from the road with off street parking and a delightful secluded 100' front garden, this quaint and characterful property has a living room with wood burner, fantastic large kitchen/dining room, luxury ground floor bathroom with further en-suite shower room on the first floor, as well as a fully tanked basement. It is double glazed throughout with timber windows.



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Front door into:

Entrance Porch:

Handmade terracotta tiled floor, and doorway through to:

Living Room:

11'5 x 10'11 (3.48m x 3.33m) Window to front, feature wood burning stove with raised flagstone hearth, fitted cupboard, solid wood flooring, radiator and door to:

Kitchen/Dining Room:

21'0 x 11'5 (6.40m x 3.48m) Window to side and French doors to outside, skylight window, fitted with an extensive range of base and wall cupboards with contrasting hardwood work surfaces over with inset butler style sink unit and mixer tap, appliance space for fridge freezer and range style oven with separate extractor over, decoratively tiled splash backs, integrated dishwasher and washer dryer, recessed spot lights, separate island with hardwood work surfaces over and breakfast bar, tiled flooring with under floor heating, stairs to first floor and down to basement and door to:



Luxury Bathroom:

8'1 x 7'7 (2.46m x 2.31m) Opaque window to rear, fully tiled room with white suite comprising low level WC, pedestal wash hand basin, shower area with rainfall head over and glass screen, freestanding roll top bath with mixer tap and shower attachment, ceramic tiled flooring with under floor heating, extensively tiled walls, recessed spot lights, traditional style radiator and heated towel rail.

Basement Room/Family Room:

11'5 x 10'4 (3.48m x 3.15m) Flexible space, currently being used by owners as a guest bedroom and study. Potential to change window to comply with fire regulations to make a third bedroom. Light well to front, 6'1 head height, fully tanked and with radiator.

First Floor Landing:

Doors to:

Bedroom 1:

11'5 x 10'11 (3.48m x 3.33m) Window to front overlooking the garden, built in wardrobe and radiator with cover.

Bedroom 2:

11'5 x 8'8 (3.48m x 2.64m) Window to rear, radiator, over stairs cupboard housing gas boiler and door to:



En-Suite Shower Room:

Sky light, partially tiled room fitted with a white suite comprising corner shower cubicle with mixer shower and rainfall head, low level WC, vanity circular wash hand basin with cupboard unit under, chrome heated towel rail, ceramic tiled flooring and extractor.

Front Garden:

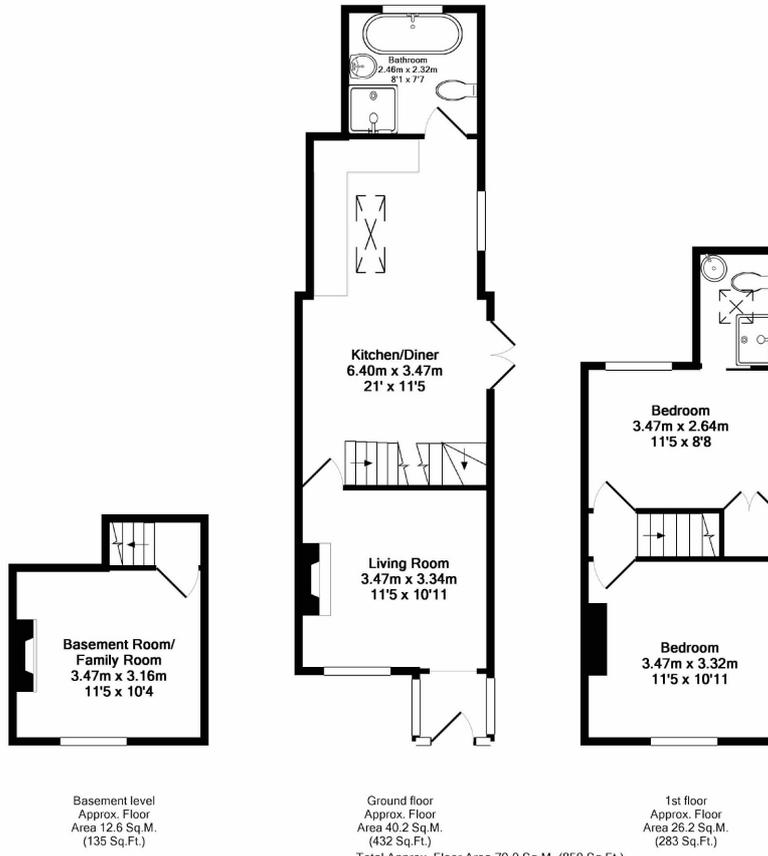
Approx 100'0 (Approx 30.48m) Delightful gardens affording much privacy with steps down to path and extensive lawn, timber shed with decked verandah, mature boundaries with flagstone pathway leading to patio seating area with decorative paving. Outside tap and access to the side leading into the kitchen/breakfast room.

Parking:

Gravelled hard standing with parking for one car and gates leading into garden. With scope to extend to create parking for two cars.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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			
(92-100) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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