











## 37, Fanshawe Street, Bengeo, Hertford, SG14 3AT

Guide Price £995,000

Located on a popular residential street in the desirable area of Hertford, is this generously proportioned four-bedroom Victorian home which has been reconfigured and upgraded carefully blending character yet with today's modern needs in mind, fulfilling the criteria for a lovely family home.

This home has been personalised by the current owners with attention to detail and now provides a stylish residence with premium finishing's and designer interiors.

Hertford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford benefits from two mainline stations to London.









Ground Floor Accommodation:

Hall

Living Room 17ft 2 x 12ft 4 > 11ft2

Bedroom Two 12ft 6 x 10ft 6

Bathroom

Lower Ground Floor Accommodation:

Kitchen Breakfast Room 27ft 9 x 15ft 1 > 12ft3

Utility Room

Family Room 12ft 2 x 10ft 4

Cloakroom / WC

First Floor Accommodation:

Master Bedroom 20ft 2 x 12ft 2

En-Suite Shower Room

Bedroom Three 12ft 6 x 10ft 5 > 6ft 10

Second Floor Accommodation:

Bedroom Four 22ft 10 max x 12ft 6 max

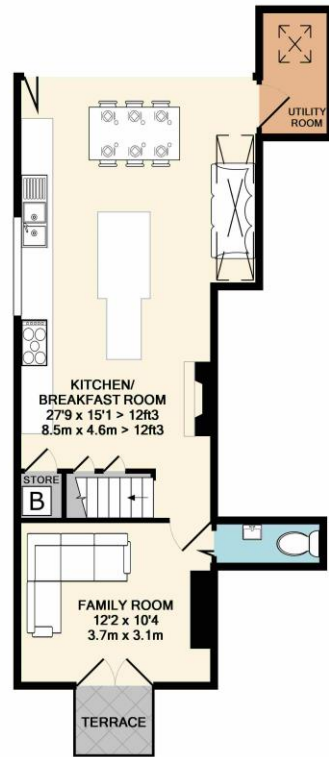








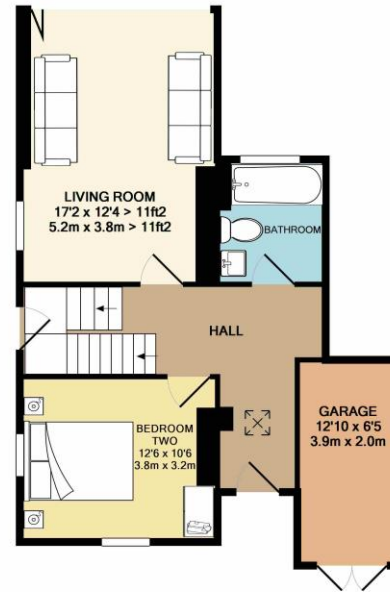




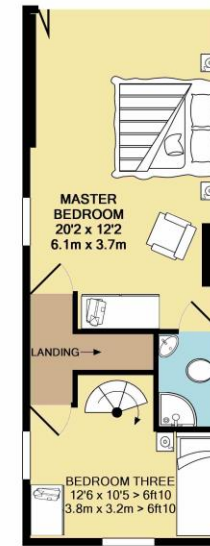
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1837 SQ.FT. (170.6 SQ.M.)

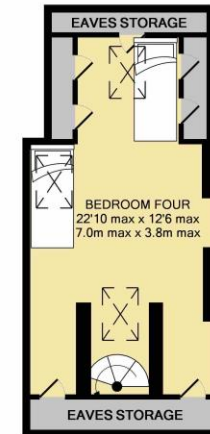
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 62017



GROUND FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)

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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40 Castle Street, Hertford  
Hertfordshire, SG14 1HH

01992 248028

[Sales@morgan-alexander.co.uk](mailto:Sales@morgan-alexander.co.uk)