



## 5 WARREN PARK ROAD

BENGEO • HERTS • SG14 3JA

An exceptional five bedroom detached family home situated in one of Hertford's most sought after roads with underfloor heating and cat 5 cabling throughout, handmade triple glazed sash windows, solar panels and benefitting from well planned, spacious accommodation including four reception rooms, family kitchen, and four bathrooms. The property is set in a gated plot.

This outstanding family home is within easy walking distance to the towns two mainline stations providing regular services to London, shops, schools and leisure facilities.

**The Accommodation:**

Reception Hall

Cloakroom

Living Room

Morning Room

Study with integrated cinema screen and projector

Playroom

Family Kitchen

Five Bedrooms

Three En-Suites plus Family Bathroom

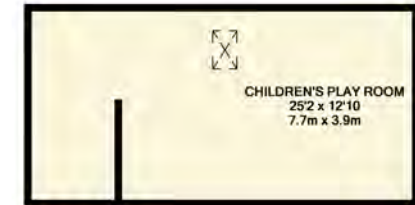
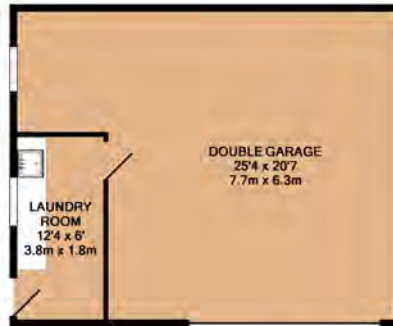
Laundry Room with Entertainment Room Above

Gardens

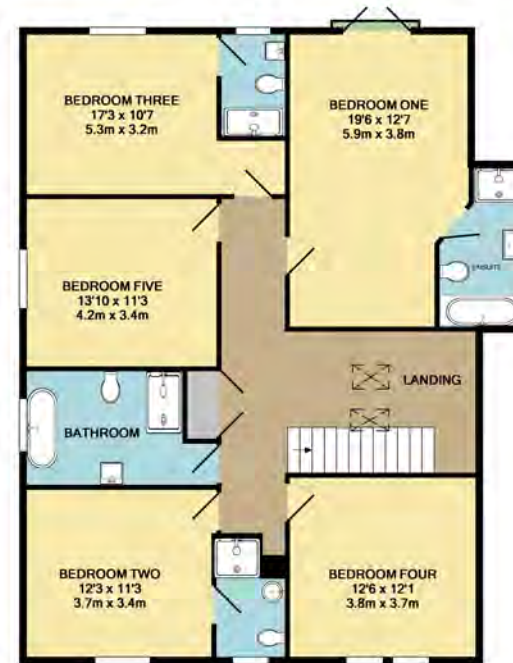
Detached Garage Block







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 3400 SQ.FT. (315.9 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

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## Information



A10 2.5 miles

A414 0.7 miles



Hertford East about 1.3 miles

Hertford North about 1.5 miles



**Services:** All mains services are connected

**Tenure:** Freehold

**Council Tax Band:** G

**Local Council:** East Herts District Council

**Postcode:** SG14 3JA



**Churchills**

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