



Elliot Heath
ESTATE AGENTS

113 The Avenue, Bengoe
Guide Price **£675,000**

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Bengeo, Hertford

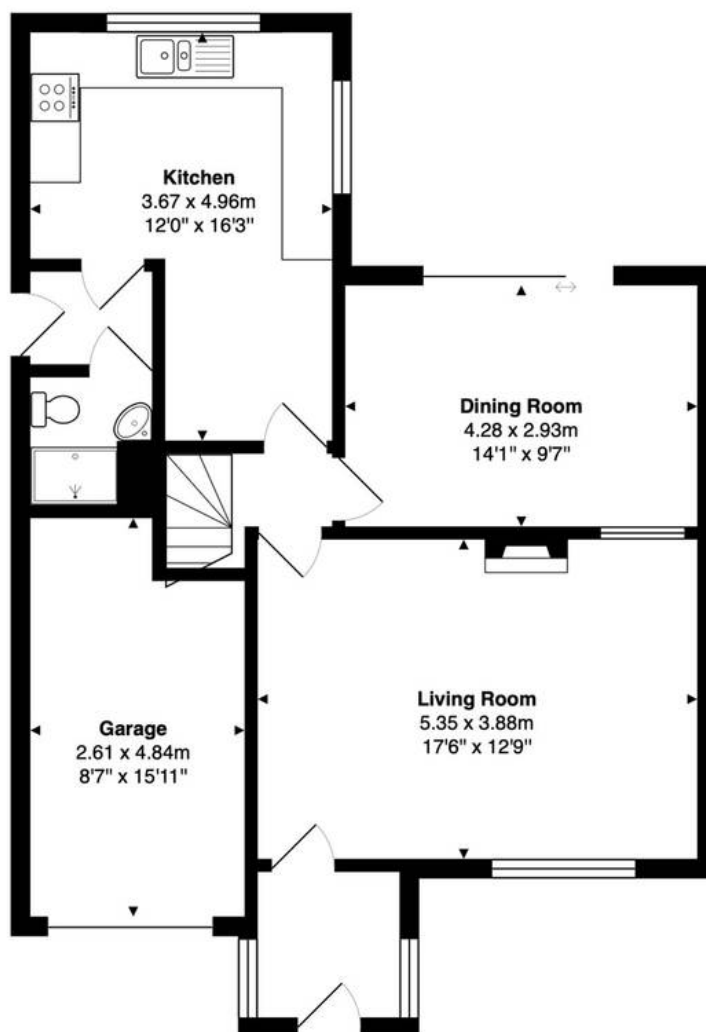
Elliot Heath are pleased to offer his attractive semi-detached home which is set in mature gardens, front and back, whilst giving space for a single, integral garage and driveway, surrounded by a mixture of attractive shrubs. The front door opens to a useful, glazed porch which leads into a spacious, well lit, 17ft sitting room. This has a coal-effect fire in a pine surround. A door leads through into the rear of the house, with stairs leading up to the bedrooms, and a doorway into the sunny 14 ft dining room overlooking the enclosed back garden. Here, large, ceiling to floor double doors give easy access to the outside. The 14x12 ft kitchen, which is dual aspect, and has in addition, a lobby for coats, leading to a shower room and WC. It is well supplied with storage cupboards, a Bosch double oven, and a stainless-steel sink unit. Upstairs are 4 bedrooms, a bathroom, and a separate WC. The bedroom overlooking the back garden has its own basin; the front, larger bedroom, which overlooks the front garden has floor to ceiling wardrobes. The two slightly smaller bedrooms have been used both as guest rooms and as a home office. Overall, the house comprises of 1470 sq. ft. Council Tax band: E

Tenure: Freehold

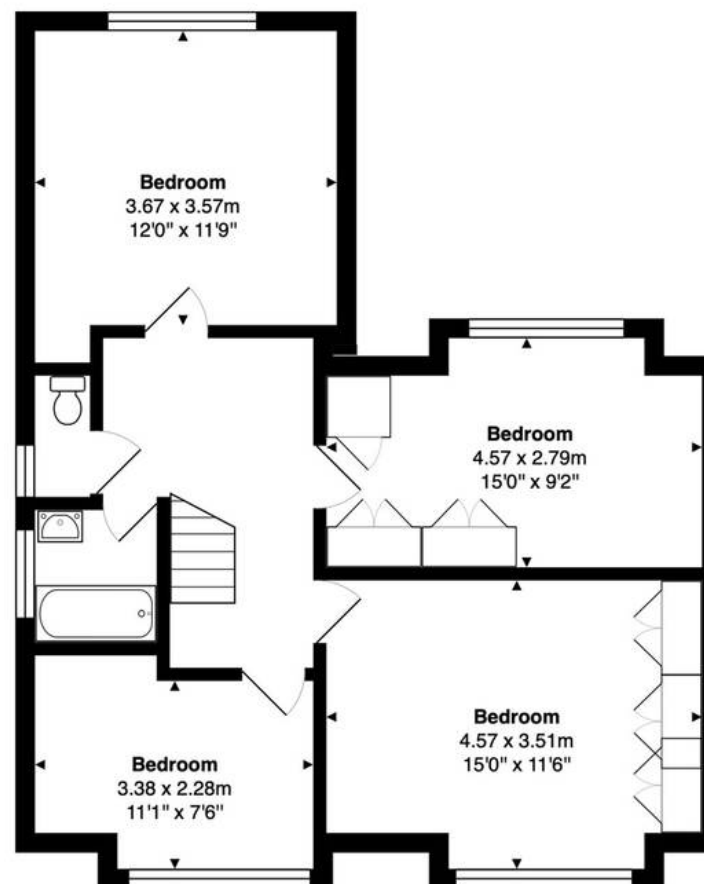
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Ground Floor
Area: 73.1 m² ... 787 ft²



First Floor
Area: 63.5 m² ... 683 ft²

Total Area: 136.6 m² ... 1470 ft²

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 an 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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Accommodation

Private front entrance door to:

Entrance Porch

Opaque UPVC double glazed windows to both sides and door to:

Living Room

UPVC double glazed window to front, coving, television and telephone points, gas fire, door to:

Inner Hallway

Stairs to first floor and doors to:

Kitchen/Breakfast Room

Dual aspect UPVC double glazed windows to rear and side, fitted with an extensive range of base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, breakfast bar, radiator, tiled splash backs, cupboard housing gas boiler, appliance space for chest freezer, built in Bosch double oven with separate ceramic and gas hob and filter hood over, appliance space for washing machine with plumbing provided and door to:

Rear Lobby

Side door to garden and door to:

Shower Room

Opaque UPVC double glazed window to side, low level WC, wall mounted corner wash hand basin, shower cubicle, fully tiled walls, radiator, recessed spot lights and extractor.

Dining Room

UPVC double glazed sliding doors to rear into garden, radiator and coving.

First floor Landing

Access to loft space, radiator and doors to:



Bedroom One

UPVC double glazed window to front, fitted with an extensive range of built in wardrobes and drawer units.

Bedroom Two

UPVC double glazed window to rear, radiator and sink unit with work surface and tiled splash backs.

Bedroom Three

UPVC double glazed window to rear, radiator, built in wardrobes and airing cupboard housing hot water cylinder.

Bedroom Four

UPVC double glazed window to front and built in cupboards.

Bathroom

Opaque UPVC double glazed window to side, extractor, recessed spot lights, fully tiled walls, vanity wash hand basin with cupboard under, panel enclosed bath with Aqualisa shower over and heated towel rail.

Separate WC

Opaque UPVC double glazed window to side and low level WC.





FRONT GARDEN

Front garden laid to lawn with mature hedges and access to the rear garden.

REAR GARDEN

Approx 53'0 (Appro x 16.15m) - Mature and attractive garden to rear predominately laid to lawn with well stocked borders, enclosed by panel fencing with pedestrian gated side access to front, outside tap, greenhouse and paved seating area.

DRIVEWAY

2 Parking Spaces

Block paved driveway to front providing off street parking for two cars.

GARAGE

Single Garage

15'1 x 8'7 (4.60m x 2.62m) - With up and over door.







Elliot Heath Estate Agents

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