



2 Rib Vale,

Bengeo | Hertford | Hertfordshire | SG14 3LF

FINE & COUNTRY

2 Rib Vale, Bengelo, Hertford, SG14 3LF

A beautifully presented detached family house that is still lived in by the original owner from when the house was built. Enviably set on a large corner plot that approaches half an acre and provides great scope to further enlarge or for self contained additional annexe accommodation.

The owner originally selected the plot as they felt it was the best position in the road benefiting from privacy, views and river frontage.

The house has been really well cared for and updated over the years and offers wonderful accommodation that is perfect for those with a young growing family. It is so rare to find a home in a setting and garden like this and views over the beautiful Ware Park to the rear.



STEP INSIDE

2 Rib Vale, Bengo

Entering the house one steps into a good size porch, ideal to kick your shoes off, which leads into the reception hallway. Here one finds a downstairs WC and the stairs up to the first floor. The sitting room is a large room with feature fireplace and living flame effect fire. The room enjoys a double aspect with bay window to the front and a window to the side. Double doors lead into a good size dining room and at the rear one finds a large conservatory that opens onto the wonderful garden. Also, at the rear of the house, enjoying the view, one finds the well fitted kitchen with extensive range of units with integrated oven, microwave, dishwasher and fridge freezer. A door leads into the garden and another door leads into a family room. A generous family room with windows to both the front and rear. Ideal for those who work from home or for children to have their own space.

Upstairs one cannot help but be impressed by the generous sized bedrooms. The large principal bedroom is well fitted with wardrobes and enjoys an en suite bathroom. There are two further double bedrooms, each fitted with wardrobes and a further large single/small double bedroom together with a refitted family shower room.









STEP OUTSIDE

2 Rib Vale, Bengoe

Arguably, this is one of the best positioned houses in the area. The house is set toward the front of a large corner plot that is approached by an ample driveway that leads to the double garage. The garage has a door to the rear, light and power and could easily be incorporated into the accommodation or converted into an annexe.

The front garden is a very good size and laid to lawn with numerous mature shrubs, trees and borders and even a topiary tea pot !

A side gate provides access to the rear garden. This is where one feels as if you are in the middle of countryside rather than being on the fringe of town. The garden enjoys a high degree of privacy and splays out from the rear of the house all the way down to the River Rib. The garden has been a passion for the present owners whose family have enjoyed the space, privacy and the views on offer. Adjoining the house is a patio beyond which are rolling lawns.





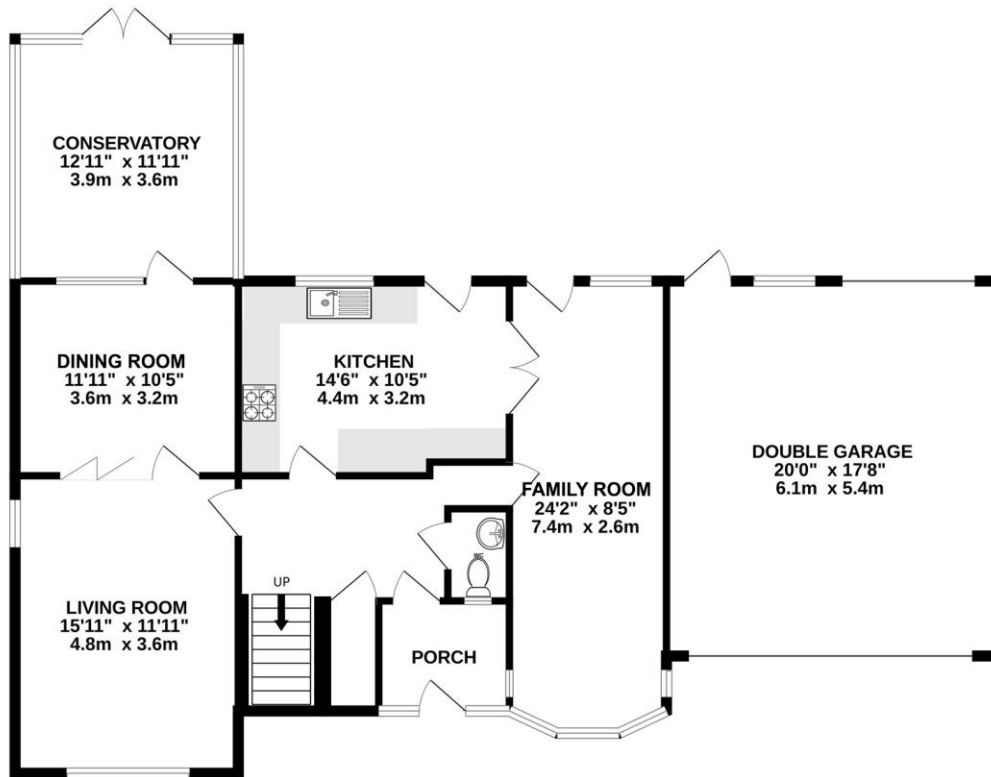
LOCATION

Rib Vale is set on the fringe of Bengeo on the doorstep of beautiful countryside and riverside footpaths. Ideally placed for those wishing to be a close to the amenities of both Bengeo and Hertford. Hartham Park is an easy stroll and one can be in the centre of Hertford within a few minutes taking advantage of the array of shops, restaurants, coffee shops and bars it has to offer. Hertford also benefits from two stations, Hertford East serving Liverpool Street and Hertford North serving Moorgate/Finsbury Park.

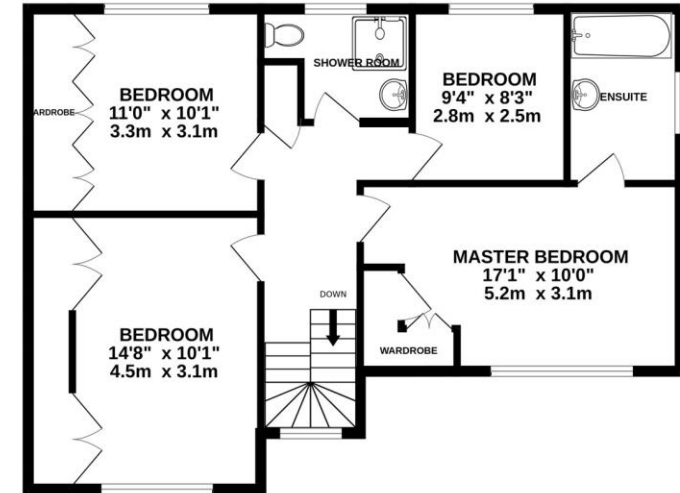
Bengeo is the northern part of the town and is also well served by a good choice of local shops complimented by a Co-op supermarket, a post office and a pharmacy. There are numerous societies, a cricket club, two pubs, Bengeo Primary School, Duncombe School and two churches.

2 RIB VALE

GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2121 sq.ft. (197.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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