



75a Town Lane
Benington | Nr Ware | Hertfordshire | SG2 7BT

FINE & COUNTRY

STEP INSIDE

75a Town Lane

A substantial detached double fronted family home with 'Tardis' like beautifully presented accommodation that has been upgraded and refitted in recent years.

Built in the 1920's this attractive home cleverly blends the character and feel of the original with a contemporary finish and specification that offers great flexibility for those seeking a spacious family home with light, generous sized rooms and accommodation that is ideal for those with a young family, downsizers, professional couples and for anyone who enjoys entertaining.

STEP INSIDE

The stained-glass front door opens into a large central hallway with polished tiled floors and doors allowing independent access into the downstairs rooms. There are two good size rooms set to each side of the hallway at the front of the property. Each of these rooms enjoy large double glazed bow windows and are ideal for a variety of uses, currently one is a large study and the other a large guest bedroom. Off the hallway is a luxuriously appointed cloaks/shower room with a contemporary suite. At the rear of the house is a lovely large sitting room with feature fireplace (not open) and French doors onto the garden. The kitchen/family room is a fine room for all the family to enjoy and wonderful for entertaining. The kitchen is extremely well fitted with a generous range of wall and base units with granite worktop surfaces, a large island with hob and extractor above. space for sofas and dining table. Windows to two aspects and bi fold doors opening into the garden allow light to fill the room. There is an adjoining utility/laundry room that is also well fitted with a door to the side.

Off the hallway an impressive staircase rises up to the first floor. Here one finds the principal bedroom suite with two walk in wardrobes and a luxurious en suite shower room. There are two further bedrooms, one very large double and one small double together with an attractively fitted family bathroom.











STEP OUTSIDE

75a Town Lane

Approached at the front with a bloc paved driveway providing ample parking and leading to the garage with up and over door, light, power and side door. The front garden is laid to lawn.

The attractive rear garden has a bloc paved patio adjoining the house and a path leading to a central patio area. The garden is laid to lawn with fenced boundaries and mature shrubs. At the foot of the garden is a useful garden shed/workshop and a covered sitting area, perfect for extending a summers evening.

LOCATION

Benington is a small, picturesque village, located in north-east Hertfordshire, surrounded by open countryside and farmland. There is a pub, two churches, a small primary school, village hall, recreation ground and of course the Benington Lordship estate and gardens. There is a good community feel, with an annual Fair, local gardens Open Day, and Benington Chilli and Flower Festivals. It is a popular and desirable place to live, with a rural ambience and good access via road to the neighbouring towns of Hertford, Ware and Stevenage all offering a comprehensive range of shops and leisure facilities. Stevenage, Ware, Watton at Stone and Hertford stations are the closest for the commuter and there is an excellent choice of both state and private schools in the area.

GENERAL INFORMATION

Local Authority: East Hertfordshire DC 01279 655261

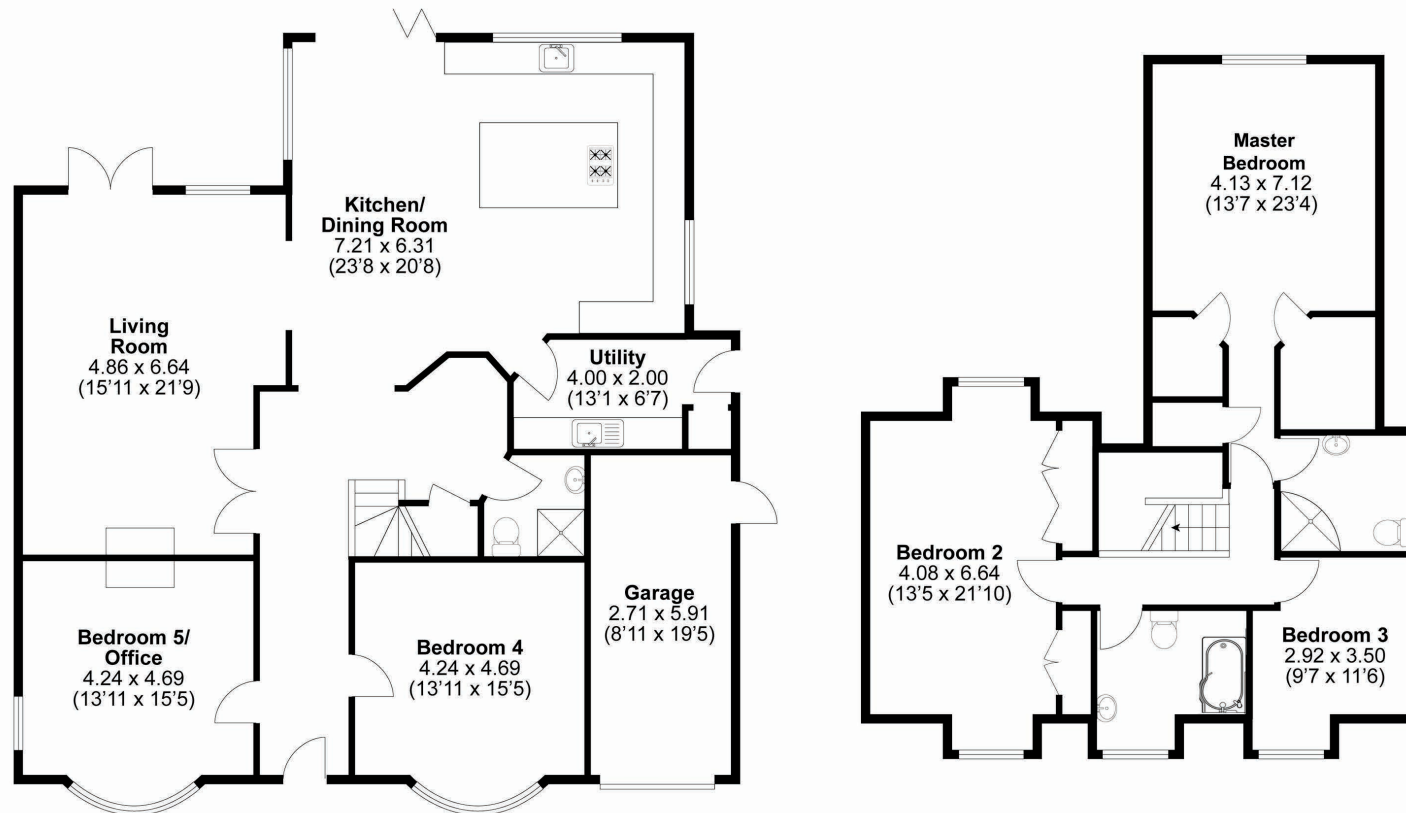
Council Tax Band G

EPC: D

Mains water, drainage and electricity are connected. Central heating is oil fired by radiators.



75A TOWN LANE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 2602 sq.ft. (241.8 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 08.10.2024



Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | sara.poulton@fineandcountry.com

