



**Bentley Road, Hertford, SG14 2HF**



## Welcome to Bentley Road, Hertford

Offered Chain Free - Situated within walking distance of Hertford North railway station (18 mins) and close to Hertford town centre, and a range of local shops and schools, this well-presented extended semi-detached home offers versatile and spacious accommodation ideal for family living. The ground floor features a generous through lounge, a well-equipped kitchen, a separate utility room, and a rear extension currently being used as a third bedroom-perfect for guests, a home office, or additional living space. Upstairs, you'll find two double bedrooms and a modern family bathroom. Externally, the property boasts a good-sized, private and secluded rear garden-ideal for outdoor entertaining or relaxing-as well as off-street parking to the front. Additional benefits include double glazing and gas central heating throughout.



## **-Accommodation Overview-**

### **Entrance Hallway:**

Stairs to first floor, door leading lounge and kitchen.

### **Lounge / Diner:**

25' 7" x 11' 6" ( 7.80m x 3.51m )

Through Lounge - Double glazed window to front aspect, radiator.

### **Kitchen:**

14' 7" x 7' 4" (4.45m x 2.24m )

Range of wall and base units with work surface over, stainless steel one and half bowl sink unit with mixer tap over, gas hob with electric oven beneath and extractor canopy over, integrated fridge freezer, space for dishwasher, plumbing for washing machine, double glazed window to rear aspect, opens to utility room.

### **Utility Room:**

6' 10" x 4' 9" (2.08m x 1.45m )

Double glazed window to rear aspect, tiled flooring, plumbing for washing machine, door leading to rear garden.

### **Bedroom Three / Reception Room:**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window, patio doors leading to rear garden, radiator.

### **-First Floor Landing-**

Loft hatch.

### **Bedroom One:**

14' 6" x 9' 2" ( 4.42m x 2.79m )

Two double glazed windows to front aspect, storage cupboard, radiator.

### **Bedroom Two:**

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to rear aspect, radiator.

### **Bathroom:**

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with taps over, WC, tiled walls, chrome heated towel rail, obscure double-glazed window to rear aspect

### **-Exterior-**

### **Rear Garden:**

Low maintenance rear garden being mainly laid to lawn with patio area, fence boundary walls, plants and shrubs.

### **Parking:**

Off street parking at front.



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**Welcome to**

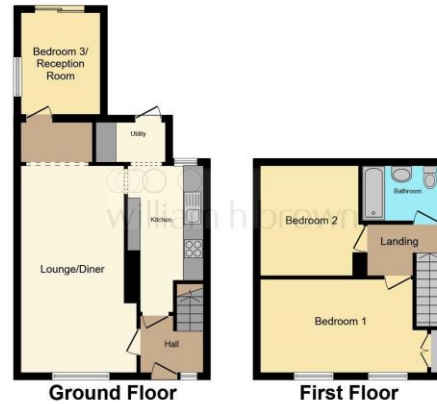
## **Bentley Road, Hertford**

- Two / Three Bedroom Extended Family Home
- Extension - Bedroom Three
- Off Street Parking To Front
- A Low Maintenance Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: D

Guide Price

**£415,000**



This floor plan is for illustrative purposes only; it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement must rely upon its own inspection(s). Powered by www.focalagent.com



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