



Bentley Road, Hertford, SG14 2EN

Welcome to Bentley Road, Hertford

Situated within walking distance of Hertford North railway station (20 mins) the vibrant Hertford town centre, local shops, highly regarded schools, and the beautiful Panshanger Park, this immaculately presented four-bedroom detached home offers the perfect blend of comfort, convenience, and contemporary living - ideal for a growing family. This well-proportioned property boasts a larger-than-average kitchen, complete with modern built-in appliances, ideal for family meals and entertaining. A rear reception room opens directly onto a private, secluded, and low-maintenance garden, providing an inviting space for relaxation and outdoor dining. A downstairs cloakroom adds to the practical layout of the ground floor. Upstairs, the first floor comprises three generously sized bedrooms, with bedroom three benefiting from fitted wardrobes, and a sleek, modern family bathroom. The second floor is home to a bright and spacious main bedroom, featuring ample built-in storage and a stylish en-suite bathroom, offering a peaceful retreat from the rest of the home. Externally, the property features ample off-street parking to the front for 3 or more vehicles and a recently constructed summer house in the rear garden - ideal for a home office, studio, or additional living space.



-Accommodation Overview-

Entrance Hall:

Stairs leading to first floor, under stairs storage cupboard, radiator, door to cloakroom and lounge.

Downstairs Cloakroom:

Double glazed window to side aspect, wash hand basin, WC.

Lounge / Diner:

19' 9" x 11' 7" (6.02m x 3.53m)

Set of bi-folding double-glazed doors leading to rear garden, carpet, spot lighting, radiator.

Kitchen:

13' 3" x 11' 1" (4.04m x 3.38m)

Fitted wall and base units with work surface over, one and half sink unit with mixer tap over, tiled splash back, built in electric hob with oven beneath and extractor canopy over, space for fridge freezer, integrated dishwasher, integrated washing machine, radiator, tiled floor, double glazed window to front aspect.

-First Floor Landing-

Loft access, stairs leading to second floor.

Bedroom Two:

11' 10" x 11' 2" excluding wardrobes (3.61m x 3.40m excluding wardrobes)

Double glazed window to rear aspect, built in wardrobes, radiator.

Bedroom Three:

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to front aspect, radiator.

Bedroom Four:

9' 11" x 7' 9" (3.02m x 2.36m)

Double glazed window to front aspect, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over and screen, wash hand basin, WC, fully tiled walls and floor, obscure double glazed window to rear aspect,

-Second Floor-

Bedroom One:

17' 4" max x 13' 5" max (5.28m max x 4.09m max)

Two Velux windows, double glazed window to rear aspect, carpet, radiator, door leading to en-suite bathroom.

En-Suite Bathroom:

A well-presented three-piece suite comprising of a roll top bath with mixer tap, wash hand basin with storage beneath and mixer tap over, heated towel rail, WC, partly tiled walls, tiled floor, spot lighting.

-Exterior-

Rear Garden:

A low maintenance rear garden with patio area, great for seating leading to astro turf lawn, outside light, fence boundary walls, side access, recently built summerhouse - can be used as an office/studio with lighting/power and double-glazed windows.

Driveway:

Off street parking to front for three or more cars.



Welcome to

Bentley Road, Hertford

- Bright & Spacious Lounge With Bi-Folding Doors
- Downstairs Cloakroom & Two Bathrooms
- A low Maintenance Rear Garden
- Recently Constructed Summer House
- Driveway For Three Or More Vehicles
- Fitted Kitchen / Diner
- Ideal Location For Hertford North Train Station
- Prime Location For Transport Links

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

Offers In Excess Of
£550,000



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. No 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. A party must rely upon its own inspections. Powered by www.houseagent.com



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