



The Avenue, Hertford, SG14 3DT

Welcome to The Avenue, Hertford

****A Rarely Available, Bright & Spacious Extended Detached Family Home in the Heart of Bengeo**** Situated in the ever-popular village of Bengeo, this rarely available and beautifully presented detached family home offers generous and well-balanced living accommodation throughout. Flooded with natural light and thoughtfully extended, the property combines contemporary design with a warm, welcoming atmosphere—perfect for modern family living. The ground floor features a spacious living room complete with a charming log burner, seamlessly flowing into a bright dining area and a modern, fully fitted kitchen with integrated appliances and convenient side access. At the rear, a substantial extension provides a versatile family room with skylights and full-width bi-folding doors that open onto a mature, private, and secluded rear garden—ideal for entertaining or relaxing. The extension also includes a practical utility room and a downstairs cloakroom. Upstairs, the property boasts three well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard. Externally, there is ample off-street parking to the front. The home is perfectly located within a short walk of Bengeo Primary School, Hertford town centre, and local shops, making it an ideal choice for families seeking a blend of countryside charm and urban convenience.



-Accommodation Overview-

Entrance Hall:

Door leading to living room.

Downstairs Cloakroom:

Wash hand basin, WC, obscure double-glazed window to side aspect.

Living Room:

19' 1" x 16' 8" (5.82m x 5.08m)

Stairs leading to first floor, under stairs storage cupboard, dual aspect double glazed windows, radiator, log burner fireplace, spot lighting.

Kitchen:

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob, integrated washing machine, integrated dishwasher, obscure double-glazed door leading to rear garden, eye-level oven and grill, space for American fridge freezer, laminate flooring, spot lighting.

Dining Room:

10' 11" x 8' 10" (3.33m x 2.69m)

Opens to family room with sliding doors.

Family Room:

22' 10" x 9' 9" (6.96m x 2.97m)

Full width Bi-Folding double-glazed doors leading to landscaped rear garden, three sky lights windows, tiled floor, spot lighting. Opens to practical utility area.

-First Floor Landing-

Double glazed window, loft access.

Bedroom One:

13' max x 11' 6" (3.96m max x 3.51m)

Double glazed window to front aspect, radiator.

Bedroom Two:

12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom Three:

7' 11" x 7' 4" (2.41m x 2.24m)

Double glazed window to front aspect, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, two wash hand basins with mixer taps over, WC, tiled walls, two obscure double-glazed windows to rear aspect, radiator.

-Exterior-

Rear Garden:

A sunny and secluded rear landscaped garden with lawn area, shrubs and borders, patio area great for dining, storage shed, fence boundary walls, side access.

Driveway:

Paved off street parking for multiple cars.



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Welcome to

The Avenue, Hertford

- Well Presented Three Bedroom Family Home
- Driveway To Front For Multiple Cars
- Highly Sought After School Catchment Area –
- Walking Distance To Bengeo Primary School
- Set In One Of The Most Sought After Locations
- A Low Maintenance & Secluded Rear Garden With S Access
- Fitted Kitchen & Practical Utility Room
- Close To Local Parade Of Shops

Tenure: Freehold EPC Rating: D

Guide Price

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107892 - 0001

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