



Bryan Bishop
and partners

Town Lane
Benington, SG2 7BT



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Bryan Bishop and Partners are delighted to bring to market this greatly extended four/five bedroom detached family home, sat on a generous plot in the sought after village location of Benington.

Approached by a driveway with parking for multiple cars, this house enjoys an attractive frontage.

Upon entering the property you are welcomed into a corridor that opens up into a grand entrance hall with feature staircase. Before entering the hallway with the staircase, branching off from either side of the initial corridor as you enter there are two large bedrooms, which could also serve as reception rooms or an office. There is a W/C conveniently positioned in the entrance hall. To the rear of the property is a large open plan kitchen/diner with island, modern appliances and bi-fold doors to the garden. In one corner of the kitchen is access to a further utility room that also has convenient side access into the garden. On the left hand side also at the rear of the property is a further large reception room with French doors to the garden.

The first floor comprises three bedrooms, the master suite is towards the rear, complete with his and hers dressing rooms as well as a well appointed en-suite. The other large bedroom on the first floor has two very large built in wardrobes. There is a further smaller bedroom on the first floor along with a family bathroom.

Benington provides good amenities including two churches, a primary school and two public houses. More comprehensive facilities are available in Stevenage (5 miles west) and Hertford (9 miles south).

Communications are excellent: the A1(M) is just 8.5 miles distant, whilst fast and frequent trains leave Stevenage station (5 miles west) reaching London Kings Cross in approximately 28 minutes, with an alternative service from Watton at Stone to London Moorgate via Finsbury Park in approximately 42 minutes.

Luton Airport is 20 miles away and Stansted Airport is 25 miles away.

There are a wide range of excellent schools in the district including preparatory schools, Benington Church of England Primary School and Walkern Primary School. Public schools include Heathmount School, St Edmunds College, St Christopher's School, Haileybury and Imperial Service College and Bishop's Stortford College.







GROUND FLOOR

Entrance Hall

W/C

Bedroom/Office

15'4" x 13'10"

Bedroom

15'4" x 13'10"

Living Room

21'9" x 15'11"

Kitchen/Dining Room

20'8" x 23'7"

Utility Room

6'6" x 13'1"

Garage

19'4" x 8'10"

FIRST FLOOR

Bedroom

11'5" x 9'6"

Family Bathroom

Bedroom

21'9" x 13'4"

Master Bedroom

23'4" x 13'6"

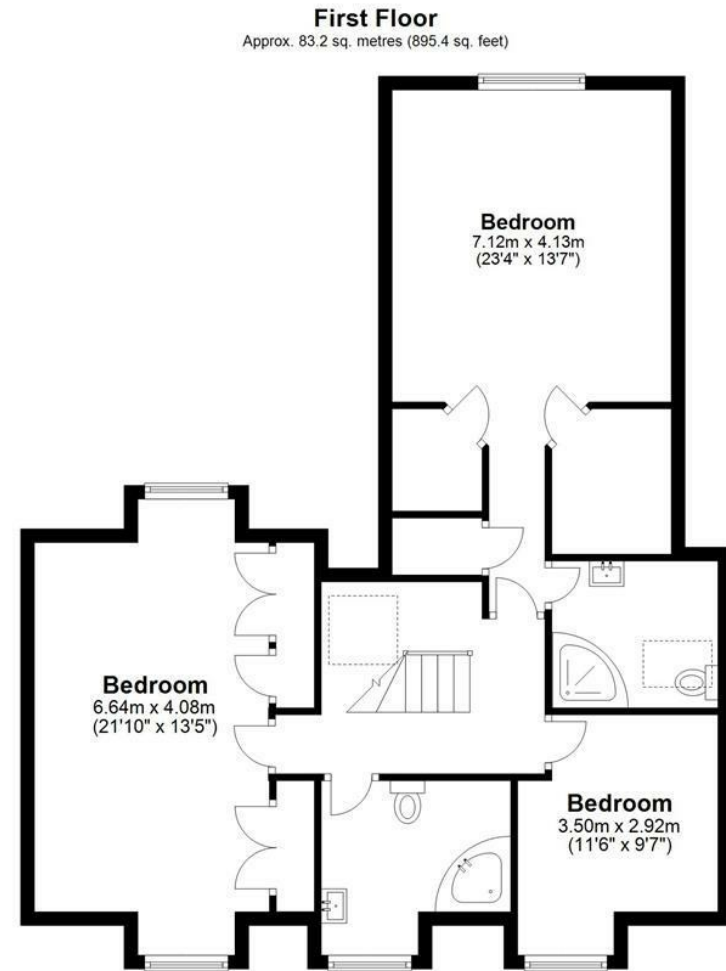
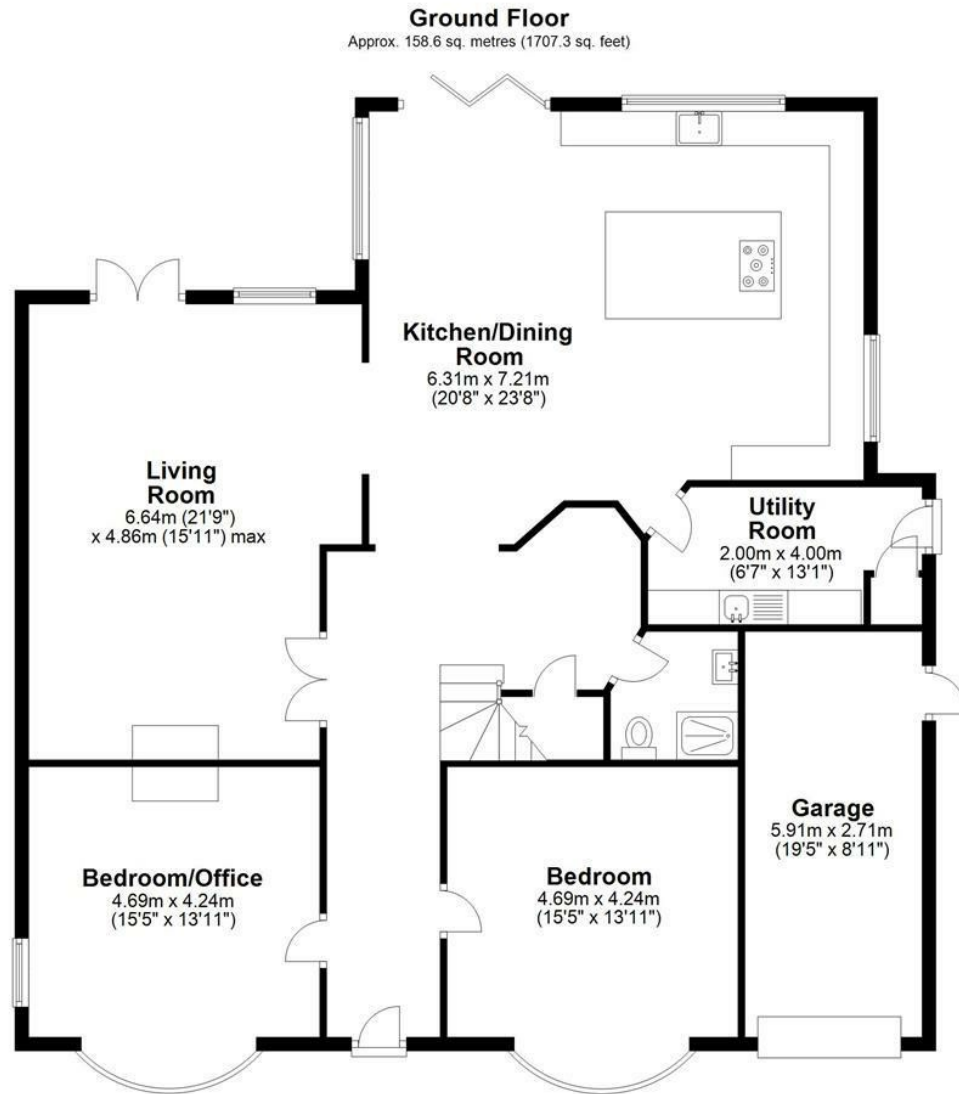
En-Suite

Dressing Rooms



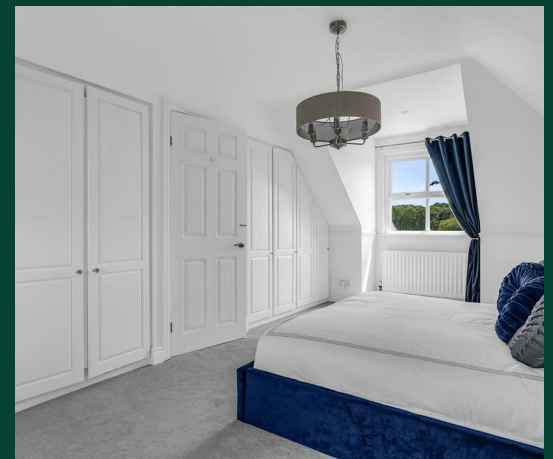






Total area: approx. 241.8 sq. metres (2602.7 sq. feet)









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