



## 44 Bengoe Mews

Bengoe, SG14 3TL

Price Guide £240,000





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Private front door into:

## Entrance Hall:

Cupboard housing meters and with fitted hanging rail, UPVC double glazed window to side, radiator and stairs leading to first floor and into:

## Lounge/Diner:

22'4 x 14'8 (6.81m x 4.47m)

A light and airy room with UPVC double glazed window to front, radiator, laminate wood flooring and opening into:

## Inner Hallway:

Laminate wood flooring, radiator and doors to:

## Kitchen:

8'0 x 5'8 (2.44m x 1.73m)

UPVC double glazed window to side, fitted with a range of modern base and wall units with contrasting work surface over incorporating single drainer sink unit with mixer tap, cupboard housing gas boiler, laminate wood flooring, tiled splash backs, appliance space for fridge freezer, integrated washing machine, built in stainless steel oven with separate hob and filter hood.

## Bedroom:

10'4 x 9'7 (3.15m x 2.92m)

UPVC double glazed window to rear, coving, radiator, recessed storage cupboard and full width built in wardrobes.

## Bathroom:

7'3 x 5'1 (2.21m x 1.55m)

UPVC double glazed window to rear, coving, radiator, recessed storage cupboard and full width built in wardrobes.

## Allocated Parking:

Allocated parking space for one car plus additional casual visitors spaces available.

## Communal Grounds:

Well tended attractive communal gardens surrounding a feature central Cedar tree reputed to be in the region of 400 years old.

## Tenure:

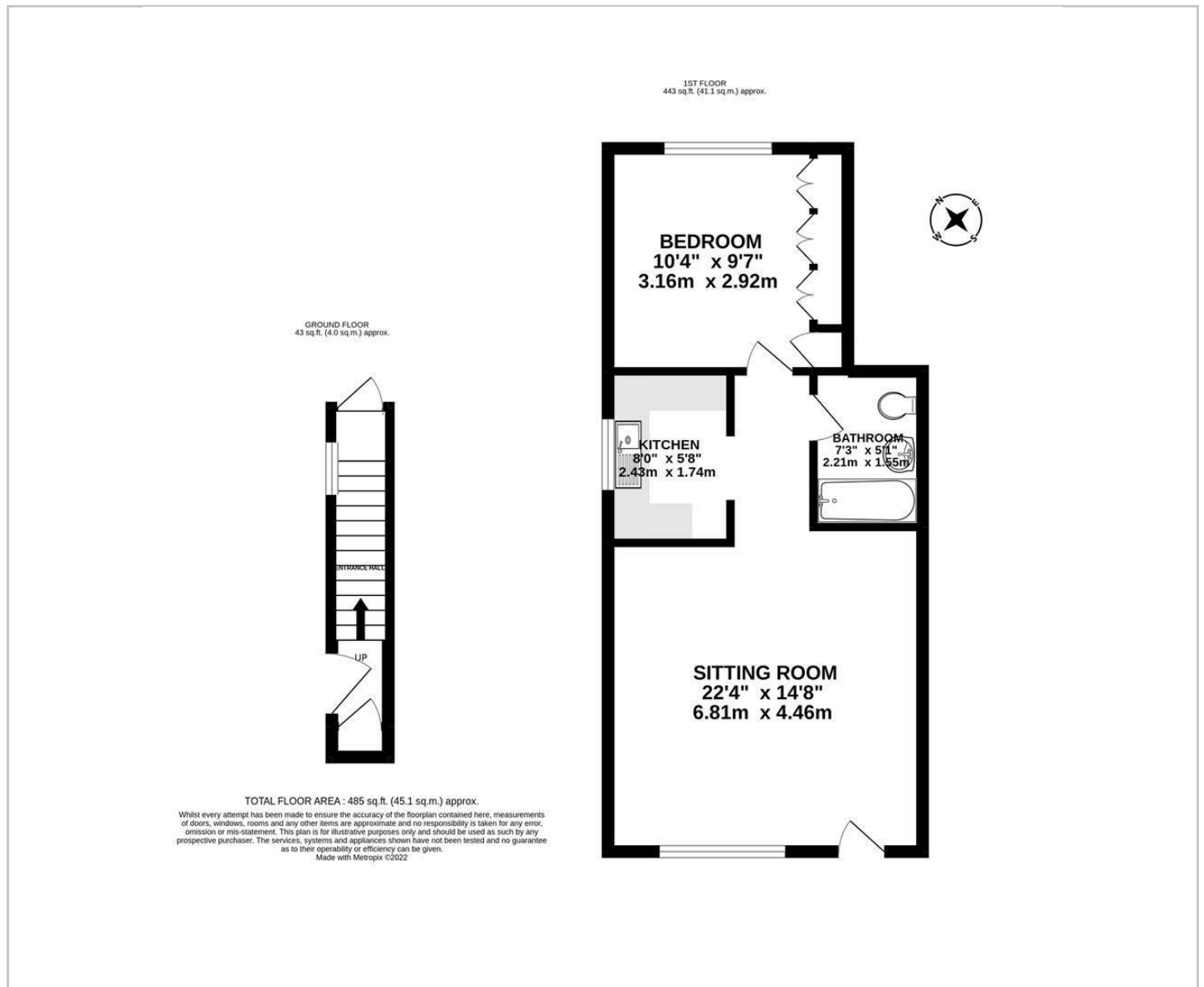
Leasehold - 149 years remaining  
Service Charge - £1439.91 per annum  
Ground Rent - Nil







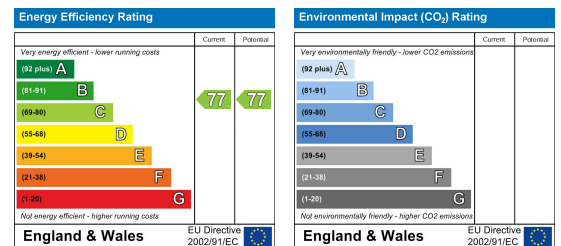
# Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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