

shepherds  
A better home  
moving experience



3 Church Road  
Bengeo, SG14 3DP

**Price Guide £750,000**



## 3 Church Road

Bengeo, SG14 3DP

**SOLD BY SHEPHERDS** - Nestled in a leafy, peaceful and prestigious location, this attractive character-filled semi-detached home offers much traditional charm. The property boasts a thoughtfully designed open-plan dining area that seamlessly flows into a highly attractive bespoke kitchen, perfect for both everyday living and entertaining. The living room, featuring a classic fireplace, provides a cosy retreat for relaxing evenings.

One of the standout features of this home is its south-facing garden, a sun-drenched haven ideal for outdoor dining, gardening, or simply unwinding in your own private oasis. The property also benefits from off-road parking for two vehicles, ensuring convenience and peace of mind.

Adding to the home's appeal is a well-executed basement conversion, providing additional flexible living space that can be tailored to your needs—be it a home office, gym, or playroom. The property retains its period charm with beautiful sash windows that allow natural light to flood in, enhancing the warm and inviting atmosphere.

Situated within walking distance of Hertford North rail station, this home offers excellent connectivity for commuters, while also being close to local amenities, schools, and parks. This is a rare opportunity to acquire a home that perfectly balances character and modern living in a sought-after location.

Viewing is highly recommended to fully appreciate the unique features and lifestyle this property offers. Don't miss out on making this charming residence your new home.

### Entrance Hall

### Living Room

12'9" x 10'11" (3.89m x 3.33m)

### Kitchen/Diner

16'3" x 11'9" (4.95m x 3.58m)

### Basement

14'11" x 11'3" (4.55m x 3.43m)

### Bedroom 1

16'4" x 10'11" (4.98m x 3.33m)

### Bathroom

### Bedroom 2

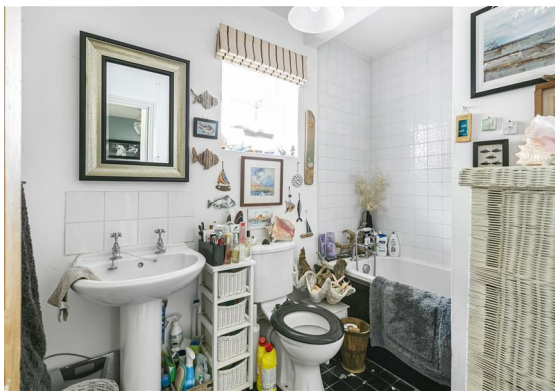
9' x 8'7" (2.74m x 2.62m)

### Bedroom 3

8'8" x 7' (2.64m x 2.13m)

### Off Road Parking

### South Facing Gardens



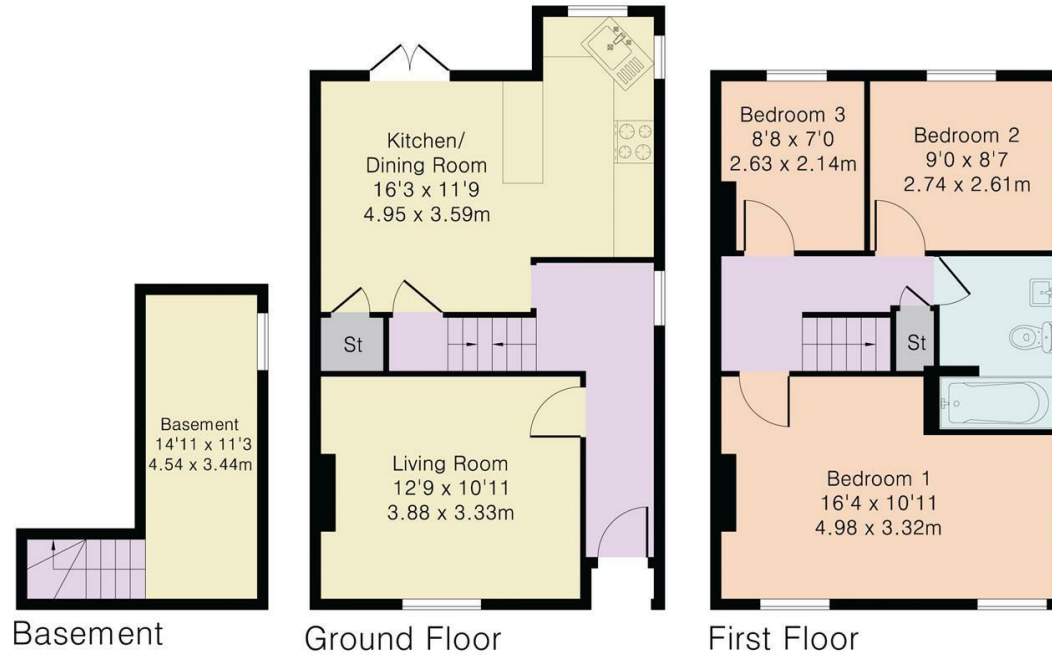


- Prestigious and Peaceful Location
- Three Bedrooms
- Living Room with Fireplace
- Dining Area overlooking Garden
- Highly Attractive Bespoke Kitchen
- Basement Room
- Secluded South Facing Gardens
- Off Road Parking for Two Vehicles
- Gas Central Heating
- Walking Distance to Hertford North station



## Floor Plan

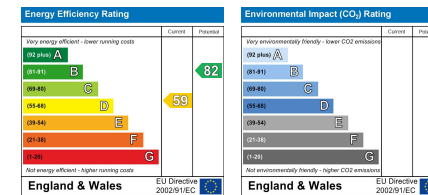
Approximate Gross Internal Area 937 sq ft – 86 sq m  
 Basement Area 99 sq ft – 9 sq m  
 Ground Floor Area 424 sq ft – 39 sq m  
 First Floor Area 414 sq ft – 38 sq m



## 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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