



33 Bengoe Mews

Bengoe, SG14 3TL

Price Guide £250,000



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EXTENDED LEASE- arranged around a 400 year old Cedar Tree within this small and select mews at the very top of Bengoe set within delightful communal grounds. This well presented and fully double glazed home offers an excellent opportunity for both first time buyers and potential investors with accommodation to include lounge/diner, modern fitted kitchen and luxury contemporary bathroom suite with under floor heating. With the additional benefit of allocated parking for one car plus casual visitors spaces and a lease with 205 years remaining.

Front door leading into:

Entrance Lobby:

UPVC double glazed window to side, electric storage heater, cupboard housing meters and fusebox and door leading into:

Lounge/Diner:

19'5" x 15'0" (5.92 x 4.57)

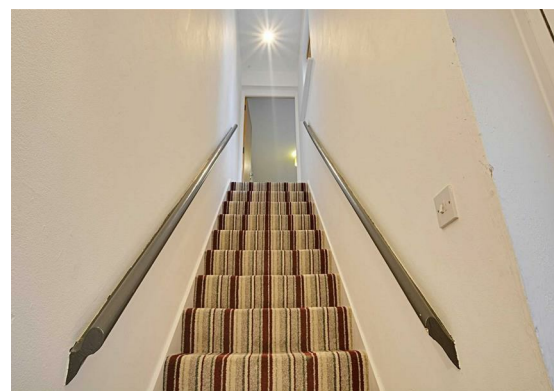
UPVC double glazed window to front, electric Dimplex storage heater with programmer, television and telephone points, door to inner lobby and archway through to:

Kitchen:

7'11" x 5'11" (2.41 x 1.80)

UPVC double glazed window to side, fitted with a range of modern base and wall cupboards with roll edge work surfaces over incorporating circular stainless steel sink unit with mixer tap over and separate circular drainer, appliance space for fridge freezer and washing machine with plumbing provided, tiled splash backs, built in stainless steel Neff oven with separate ceramic hob and stainless steel extractor hood over.





Inner Lobby:

Doors to:

Bedroom:

10'11" x 10'9" (3.33 x 3.28)

UPVC double glazed window to rear, electric Dimplex panel heater with programmer and airing cupboard with hot water cylinder.

Luxury Bathroom:

7'6" x 5'4" (2.29 x 1.63)

Luxury refitted bathroom suite comprising concealed cistern WC, vanity wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower over with glass screen, recessed spot lights, extractor fan, fully tiled room with under floor heating, chrome heated towel rail with thermostat, heated mirror with lighting and shaver point.

Allocated Parking:

One allocated parking space located close by with additional visitors spaces available.

Communal Gardens:

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

Tenure:

Leasehold: 205 years remaining.

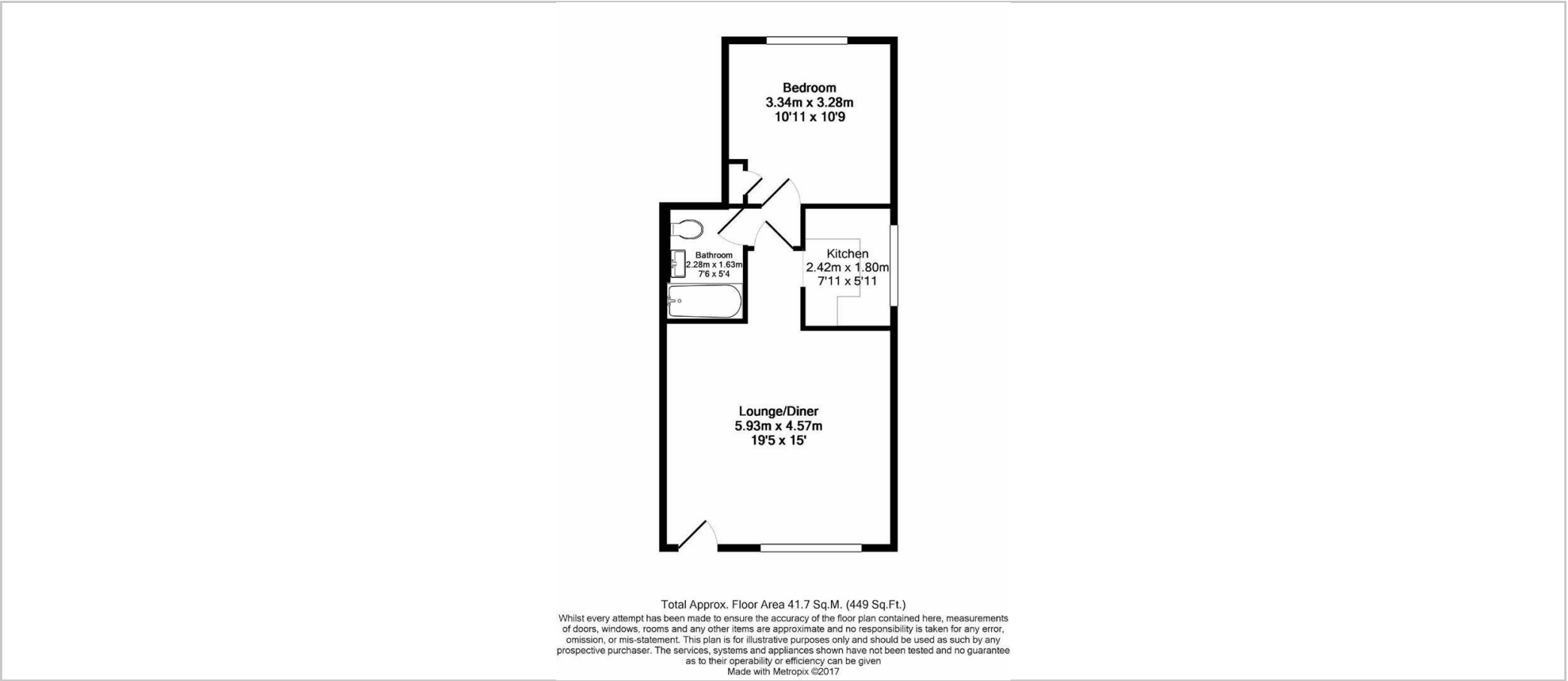
Service Charge: £1400 (approx) per annum to include buildings insurance, general grounds maintenance and window cleaning.

Ground Rent: Nil

Vendors comments

Great Location for Hertfordshire countryside, quiet setting. Just over 15 minutes to both train stations.

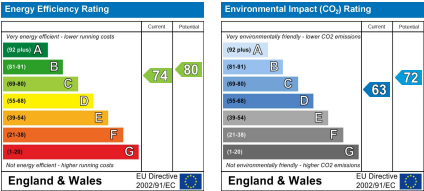
Floor Plan



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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