



2 Nursery Way, Bengeo, Hertford, SG14 3FJ
Offers In Excess Of £700,000



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**** SOLD VIA LANES **** Situated in the ever popular location of Bengeo is this immaculacy presented three bedroom semi detached home which forms part of the Durkan Homes 'The Stiles' development. The accommodation is presented over two floors and includes kitchen diner, separate reception / lounge, downstairs WC, three good sized bedrooms with en-suite to master and the main family bathroom.

To the front of this property there are two driveway parking spaces, with the added bonus of additional parking for visitors within close proximity. To the rear you can enjoy an unoverlooked and low maintenance rear garden with side access, which has been kept to a high standard via the current owners.

The property is perfectly positioned to a range of amenities and schooling including the highly-regarded state, grammar and private schools such as Bengeo Primary School (OFSTED: Outstanding) Simon Balle all-through school (OFSTED: Outstanding) and many more. Closer to home, take a relaxing stroll along the meandering River Lea or Hartham Common offering a wide, green expanse which is perfect for picnics or leisurely walks. Sport enthusiasts can choose from football pitches, tennis courts and a skate park, or drop into Hartham Leisure Centre for swimming, a gym session or fitness class.

Hertford also boasts two mainline train stations. Hertford East serving Tottenham Hale in approx. 36 mins and London Liverpool Street in approx. 49 mins or Hertford North, serving Finsbury Park in approx. 37 mins and Moorgate in approx. 49 mins. Excellent road connections are nearby too connecting you to the A10, A1(M) and M25.

Please call today to arrange your viewing.



Living Room

Family Area

10'8 x 8'10 (3.25m x 2.69m)

Kitchen Diner

19'7 x 10'4 (5.97m x 3.15m)

WC

First Floor

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

Bedroom Two

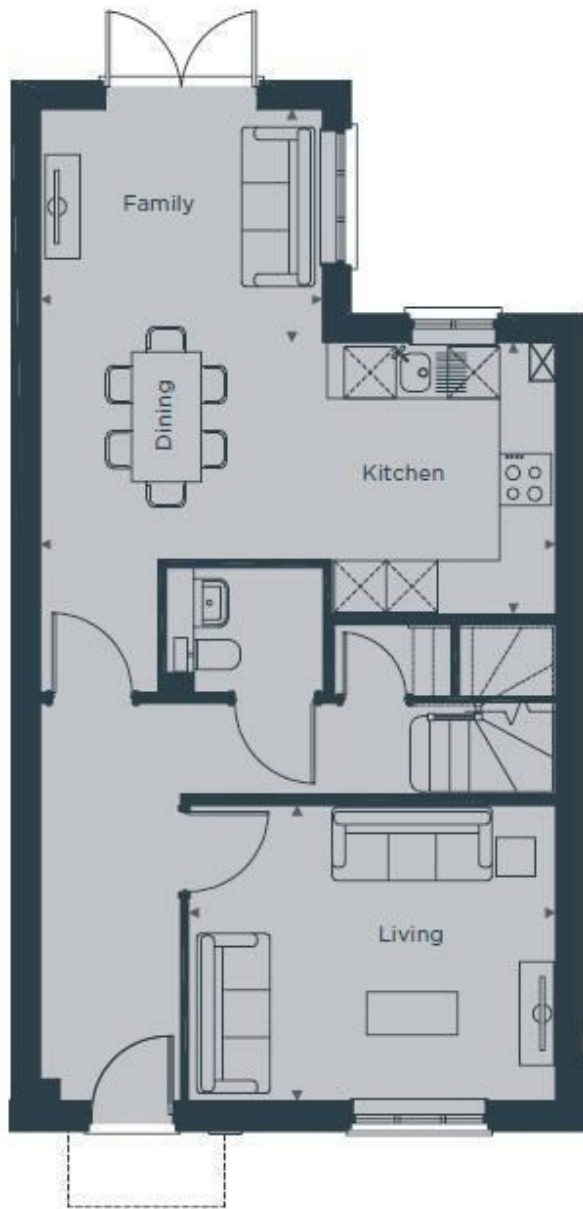
10'5 x 10'5 (3.18m x 3.18m)

Bedroom Three

10'9 x 8'3 (3.28m x 2.51m)



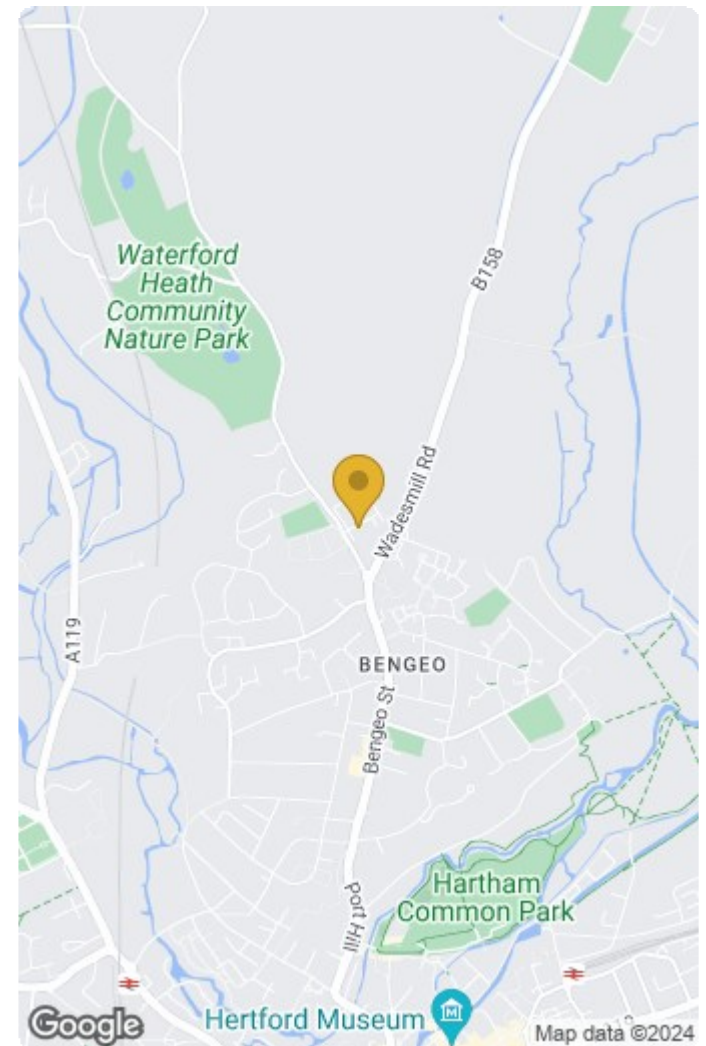




Ground floor

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	