



PRESTIGE & VILLAGE

UK's finest properties

23, HEBING END, BENINGTON, SG2 7DD



GUIDE PRICE £700,000 - £725,000 Prestige and Village are Overjoyed to welcome this RARE OPORTUNITY to Acquire this DELIGHTFUL and SPACIOUS FOUR BEDROOM FAMILY HOME tastefully modernised retaining some original features located on 0.25 ACRE Levelled gardens surrounded by SERENE East Hertfordshire COUNTRYSIDE within the picturesque village of Benington. Features include Entrance Hallway, 18FT Lounge with Wood Burner and Dining Area, FITTED MODERN KITCHEN/BREAKFAST ROOM, 2nd Reception Room/Office, Conservatory, Downstairs W.C, PRINCIPLE BEDROOM with Ensuite, Fitted Bathroom, Three Further Spacious Bedrooms, Shared Gravel Driveway.





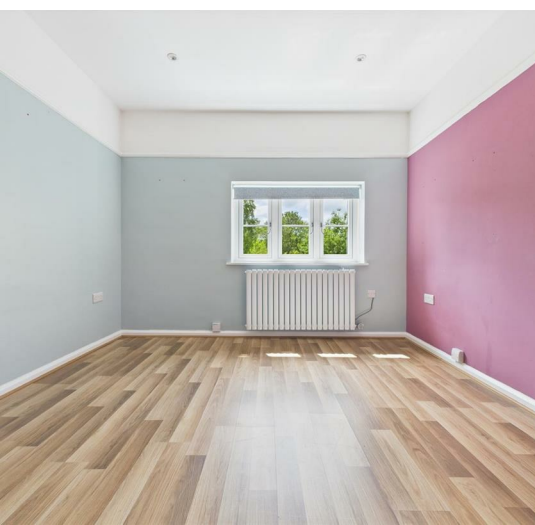
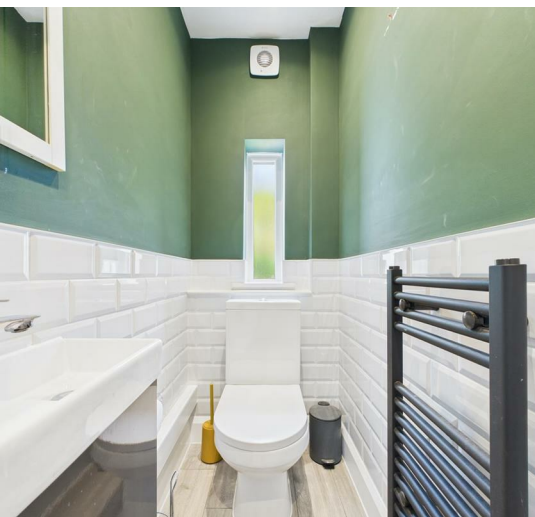


- Rare Opportunity to Acquire this Delightful and Spacious Four Bedroom Family Home
- Tastefully Modernised Retaining Some Original Features
- Located on 0.25 ACRE of Levelled Gardens
- Surrounded by Serene East Hertfordshire Countryside
- Picturesque Village of Benington
- 18ft Lounge with Wood Burner and Dining Room
- Fitted Modern Kitchen and Breakfast Area
- 2nd Reception Room/ Office
- Principle Bedroom and Ensuite
- Three Further Spacious Bedrooms









### ENTRANCE HALLWAY

3'8 x 7'6 (1.12m x 2.29m )

Tiled Flooring, New Consumer Unit, 2 x Double Glazed Window to Front Aspect, Composite Door to Front Aspect, Door Opening to Lounge Area.

### LOUNGE WITH WOOD BURNER AND DINING AREA

18'8 x 13'2 / 13'6 x 10'5 (5.69m x 4.01m / 4.11m x 3.18m)

Laminate Flooring, Modern Electric Radiator, Double Glazed Window to Side Aspect, , Door to Kitchen, Double Glazed Window to Side Aspect, 1 x Double Glazed Window to Front Aspect, Bay Window to Front Aspect, Wood Burner with Restored Brick Surround, LED Spot Lighting.

### FITTED KITCHEN AND BREAKFAST AREA

16'11 x 7'10 (5.16m x 2.39m)

Laminate Flooring, Modern Electric Radiator, Butler Sink and Mixer Tap, Double Glazed Window to Rear Aspect, Display Cabinet, Cupboards at Eye and Base Level, Built in Dishwater, Built in Fridge/Freezer, Roll Top Work Surfaces, Bridge Zone Induction Hob with Extractor Over, Tiled Splash Back, Built in Oven and Grill, Smoke Alarm, LED Spot Lighting.

Breakfast Area - 2 x Double Glazed Window to Side Aspect, Laminate Flooring, Vanity Cupboard.

### CONSERVATORY

8'1 x 9'5 (2.46m x 2.87m)

Laminate Flooring, Outside Power.

### OFFICE / 2ND RECEPTION ROOM

10'9 x 16'0 (3.28m x 4.88m)

Laminate Flooring, LED Spot Lighting, 2 x Double Glazed Window to Side Aspect, Double French Doors Opening to Garden, 2 x Modern Electric Radiator.

### INNER LOBBY

6'1 x 2'11 (1.85m x 0.89m)

Stairs to 1st Floor Landing, Modern Electric Radiator, Under Stairs Cupboard, Plumbing for Washing Machine.

### DOWNSTAIRS W.C

3'0 x 4'8 (0.91m x 1.42m )

Low Level W.C, Heated Towel Rail, Hand Basin with Tiled Splash Back, Double Glazed Window to Rear Aspect, Vanity Cupboard,

### LANDING

16'0 x 3'0 (4.88m x 0.91m)

Doors to all rooms, Double Glazed Window Rear Aspect, Loft Access.

### FAMILY BATHROOM

9'3 x 4'10 (2.82m x 1.47m)

Low Level W.C, Bath with Hot and Cold Tap, Wash Basin with Mixer Tap and Vanity Cupboard, 2 x Double Glazed Window to Rear Aspect, Tiled Flooring, Heated Towel Rail, Extractor Fan, LED Spot Lighting, Rainfall Shower, Tiled Flooring.

### BEDROOM THREE

10'2 x 10'5 (3.10m x 3.18m )

Laminate Flooring, Modern Electric Radiator, Airing Cupboard with Tank and Shelving.

### PRINCIPLE BEDROOM

13'7 x 17'3 (4.14m x 5.26m)

Laminate Flooring, 2 x Fitted Wardrobes, Double Glazed Window to Front and Side Aspect, Spot Lighting, Modern Electric Radiator.

### PRINCIPLE ENSUITE

6'7 x 7'0 (2.01m x 2.13m)

Tiled Flooring, Heated Towel Rail, Walk in Shower Cubicle with Rainfall Shower, Sink and Vanity Cupboard, Low Level WC, Spot Lighting, Extractor Fan, Under Floor Heating, Double Glazed Window to Side Aspect, Wash Basin with Mixer Tap and Vanity Cupboard.

### BEDROOM FOUR

22'11" x 13'1" x 36'1" x 26'2" (7'4 x 11'8)

Built in Wardrobe, Modern Electric Radiator, Double Glazed Window to Side Aspect.

### BEDROOM TWO

10'9 x 11'5 (3.28m x 3.48m )

Laminate Flooring, Modern Electric Radiator, Delightful View over the rear garden, Double Glazed Window to Side and Rear Aspect, Fitted Double Wardrobes, LED Spot Lighting.

### SUBSTANTIAL REAR GARDEN

Extremely Substantial Rear Garden laid to mature lawn, Well Established Trees and Shrubs, Backing onto small wooded area, Outside Lighting, Outside Tap, Patio Area, Timber Fencing with Concrete Post, Picket Fencing and Gate leading to Front Garden, Large Garden Shed.

### FRONT GARDEN AND DRIVEWAY

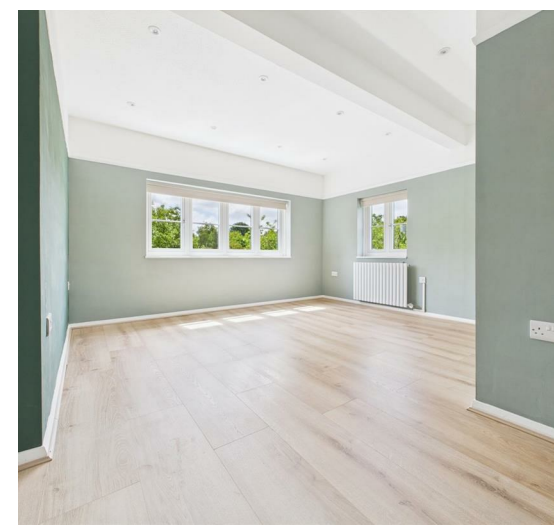
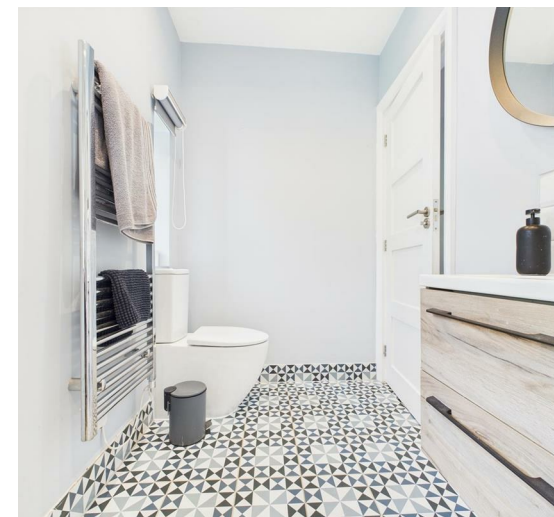
Laid to Lawn, Picket Fencing, Mature Flower and Shrub Boarders, Stable Gate.

The property has a shared gravel driveway providing off street parking for several cars.

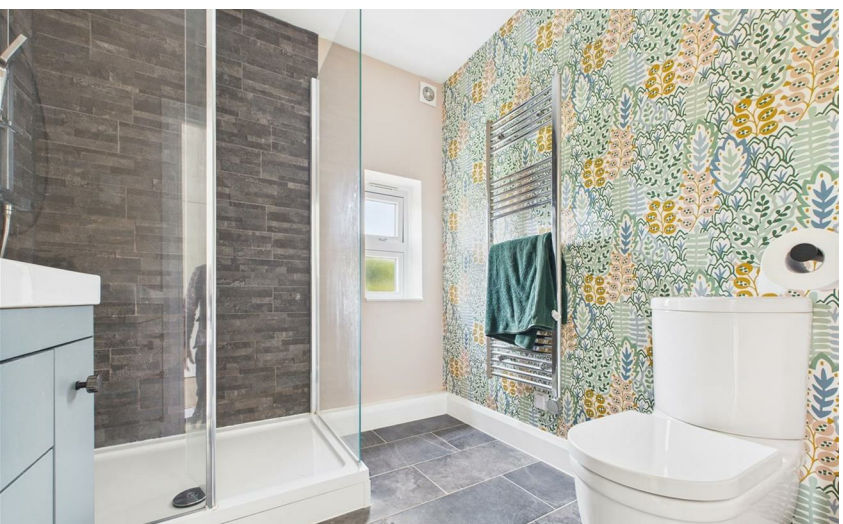
### LOCAL INFORMATION

Picturesque village of Benington is situated between Ware and Stevenage offering a Parish Church, Local Village School, and The Lordship Arms Pub's, Situated in the Village is the Lordship Gardens which is spread over seven acres surrounding a fine Georgian manor house with remains of a Norman Castle and moat. There is a Local Bus Service to Ware and Stevenage Town Centre's, also you are within close proximity to Watton At Stone Train Station with excellent links to London.

Note - Benington has no mains gas therefore Electric Heating is being used at this property.







Band

Energy Efficiency Rating		Current	Potential
Why energy efficient - lower running costs			
91-100	A		
81-90	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Why environmentally friendly - lower CO <sub>2</sub> emissions			
91-100	A		
81-90	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1674 ft<sup>2</sup>

155.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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