



3, Ives Road, Bengo  
SG14 3AU  
Guide Price £825,000



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## 3 Ives Road, Bengoe, Hertfordshire, SG14 3AU

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this well presented four bedroom end of terrace house situated in a quiet sought after road in the heart of Bengoe. This extended Victorian house has been re-modernised by the existing owner to a high standard throughout including a bespoke kitchen and storage throughout. On the ground floor, there is an attractive entrance hallway, two separate reception rooms, kitchen/diner, utility and ground floor cloakroom. On the first floor, there are three good sized bedrooms and a modern four piece suite bathroom. On the second floor, there is another bedroom which would be perfect for a guest room / home office. Externally, there is off street parking and a secluded mature rear garden. The property is being offered with no onward chain.

The property is located within a highly sought after, quiet residential location nestled amongst attractive period homes. Hertford North train station is less than 0.5 miles away providing fast and regular services to London's Moorgate, Kings Cross and Finsbury Park. There is excellent schooling close by including Mill Mead Primary School & Bengoe JMI. Hertford town centre is approximately 0.7 miles away offering a wide choice of shops and restaurants, which includes the re-generated Bircherley Green with a number of restaurants and bars on the riverside.



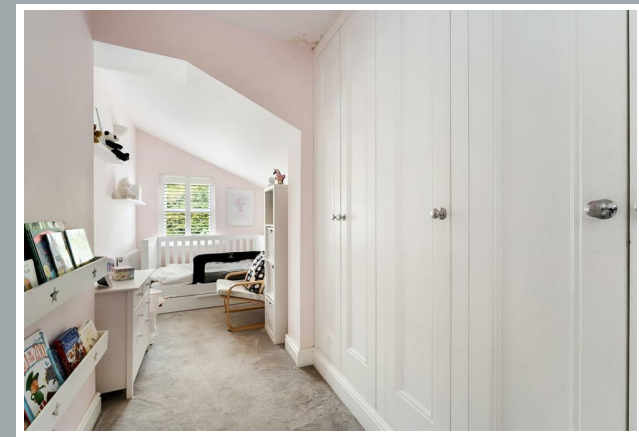
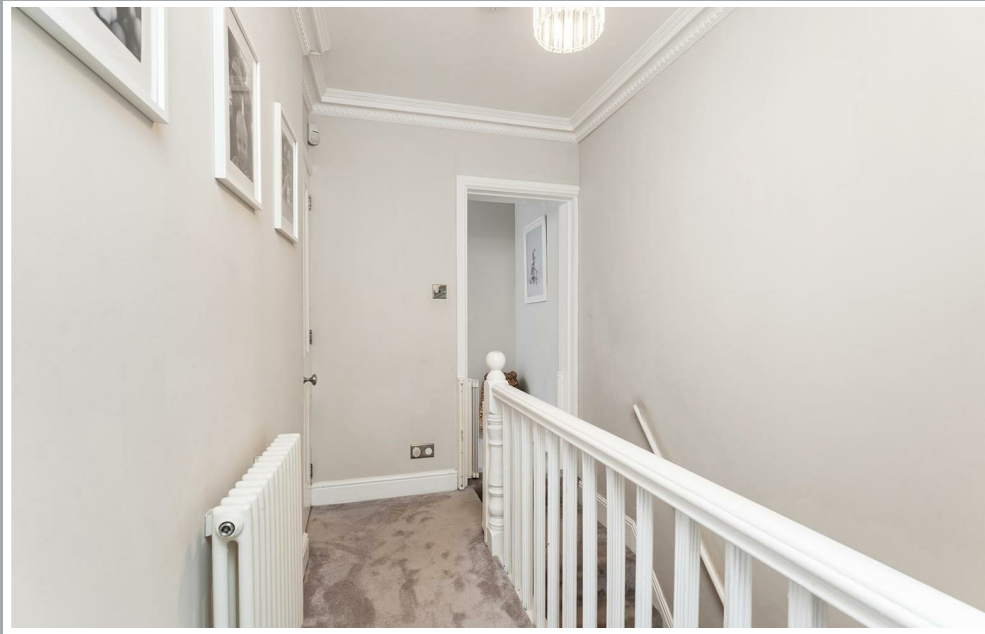
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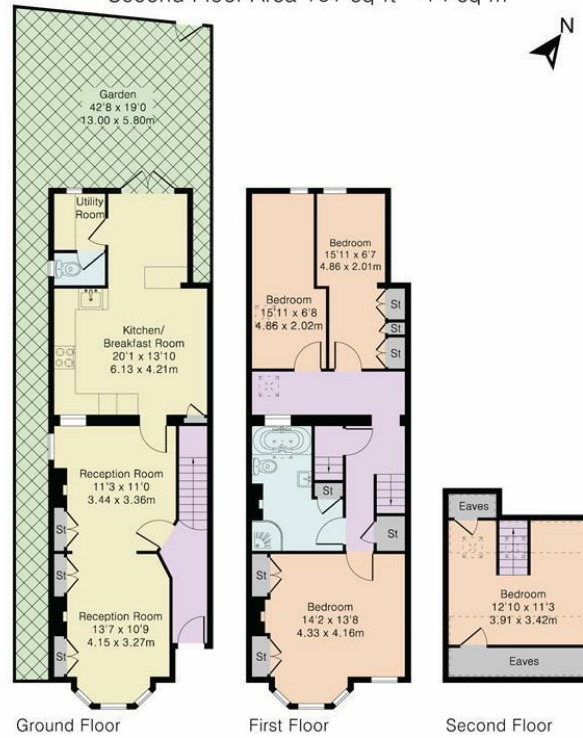


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Approximate Gross Internal Area 1395 sq ft – 130 sq m  
 Ground Floor Area 619 sq ft – 58 sq m  
 First Floor Area 625 sq ft – 58 sq m  
 Second Floor Area 151 sq ft – 14 sq m



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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