



2, Archers Close, Bengoe  
SG14 3BD  
Offers In Excess Of £499,000



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## 2 Archers Close, Bengeo, Hertfordshire, SG14 3BD

**\*\*CHAIN FREE\*\*** Steven Oates are delighted to offer for sale this larger than average 3 bedroom modern Home which offers a surprising amount of accommodation, feature include; ground floor cloakroom, modern fitted kitchen, living room leading in to large conservatory currently used as a dining room. On the first floor you will find 3 bedrooms and a family bathroom, there is also a boarded loft space which make for easy storage area to use. Externally you will find a low maintenance rear garden which ideal for summer entertaining, this also leads in to the garage which could be used for storage or as a work from home space. There is also the added benefit of private resident parking for guests.

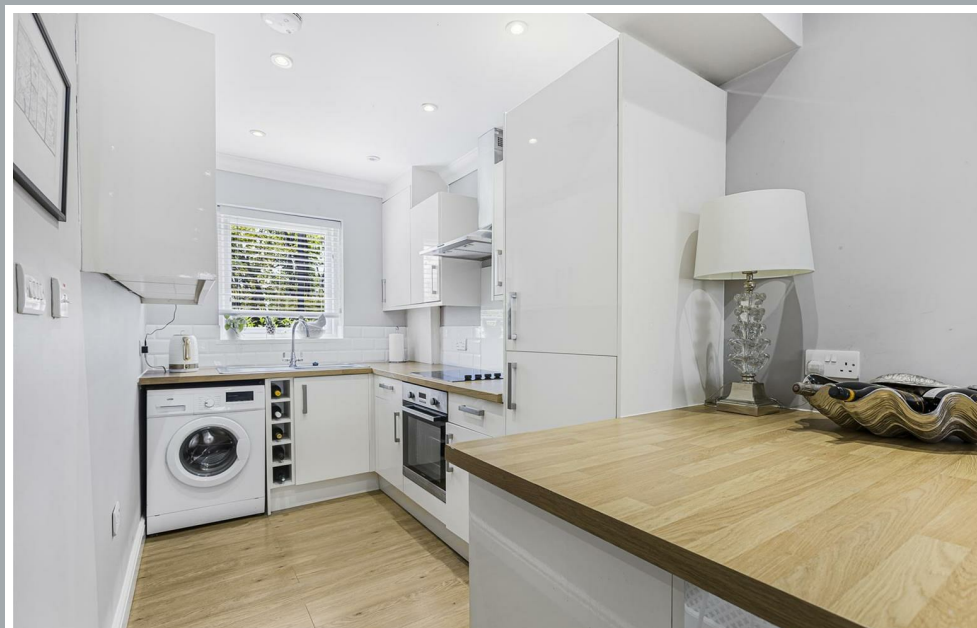
The property is located within a peaceful cul-de-sac in lower Bengeo which is tucked away but conveniently positioned for easy access to Millmead Primary School, which is only (0.1m) away. Hertford North Train Station is just around the corner (0.4m) away and offers a regular service to London's King's cross station.





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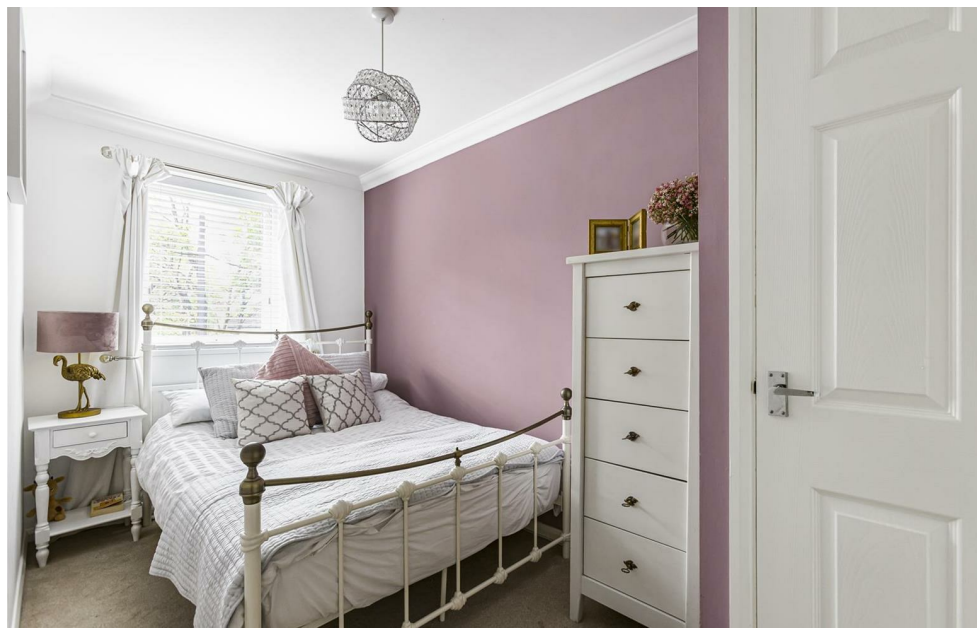






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Approximate Gross Internal Area 1024 sq ft – 95 sq m  
Ground Floor Area 525 sq ft – 49 sq m  
First Floor Area 371 sq ft – 34 sq m  
Garage Area 128 sq ft – 12 sq m



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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