



44, Fanshawe Street, Bengo
SG14 3AT
Offers In Excess Of £855,000



stevenoates.com



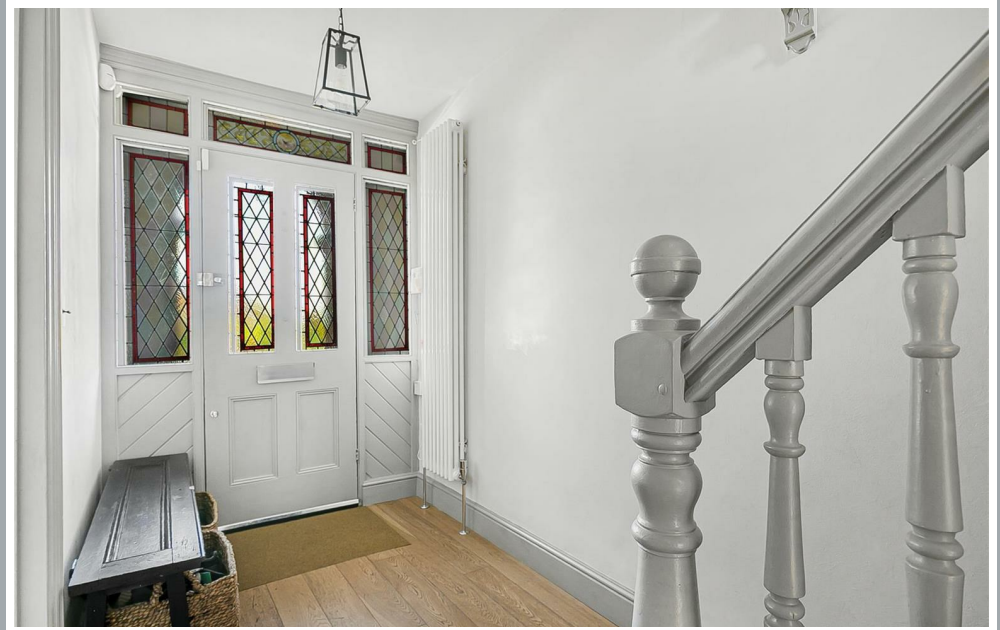
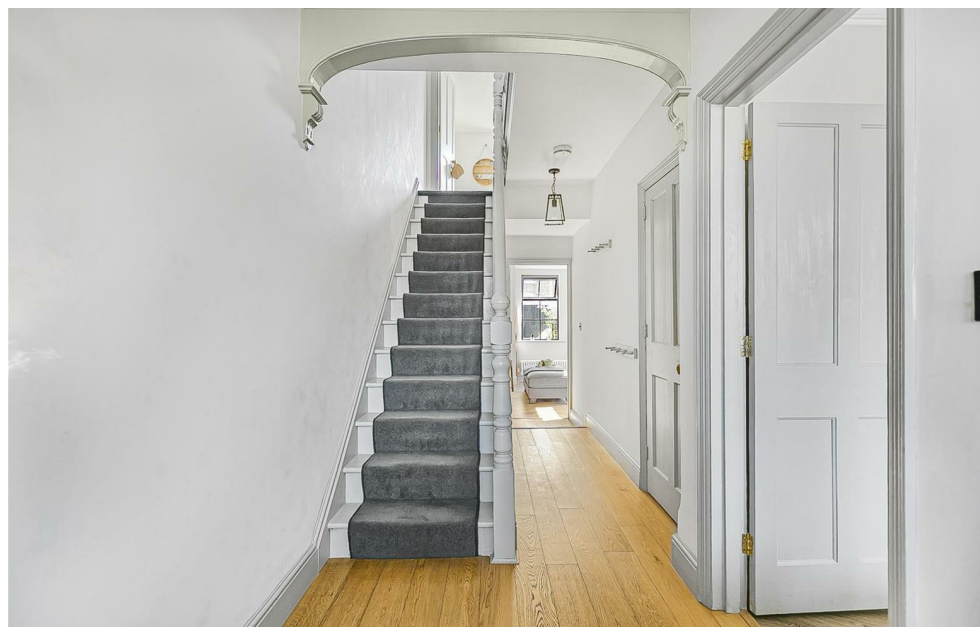
Winton House, 44 Fanshawe Street, Bengeo, Herts, SG14 3AT

A traditional bay fronted Victorian family home located within this highly sought after part of Bengeo within easy reach of Hertford North mainline station. The property has been sympathetically extended and renovated with contemporary styling blending with traditional character features. The accommodation comprises of a traditional entrance hall with a downstairs wc, bay fronted living room and a large kitchen/dining/family room on the ground floor. On the first floor, there are 3 bedrooms, a family bathroom, whilst on the second floor there's an additional good size bedroom.

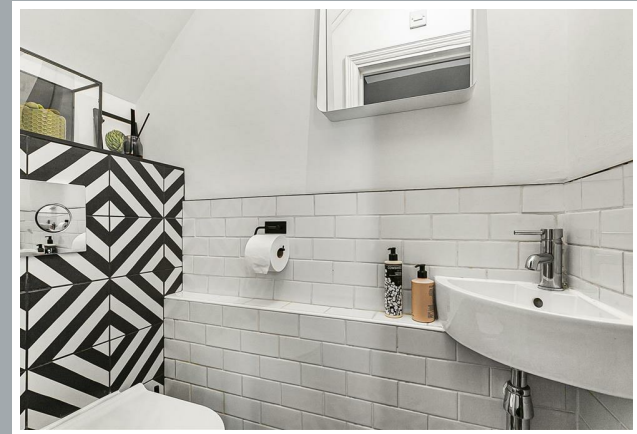
The property is located within one of Bengeo's most sought after leafy residential roads with easy access to Hertford North train station, which serves London's Moorgate and Kings Cross. Hertford town centre is also within easy reach, comprising of a pretty market town with an excellent selection of restaurants and shops, whilst there are great 'green spaces' close by providing country walks and trails. There is also a great choice of both state and independent schooling available locally for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



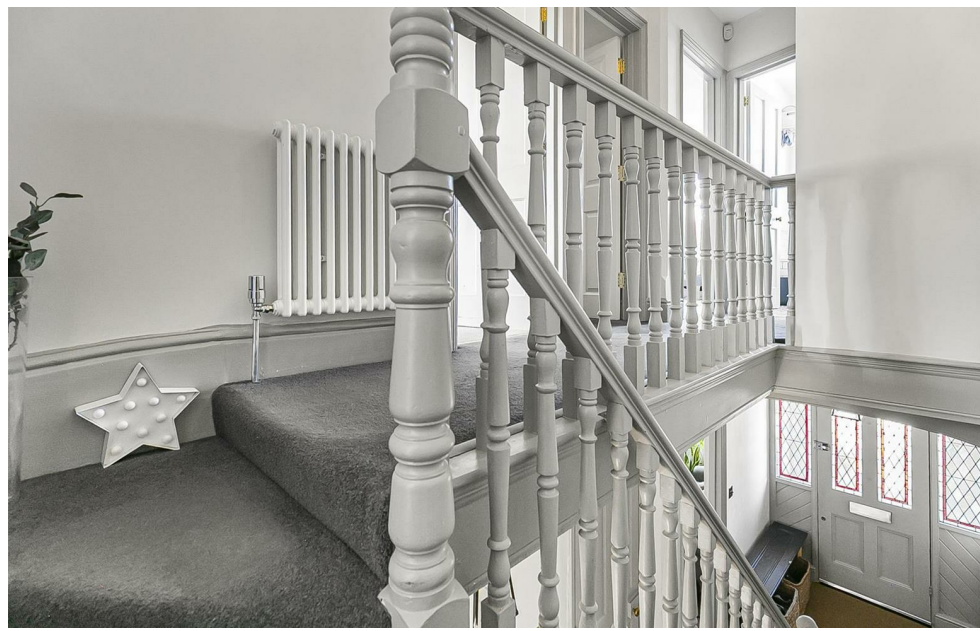
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



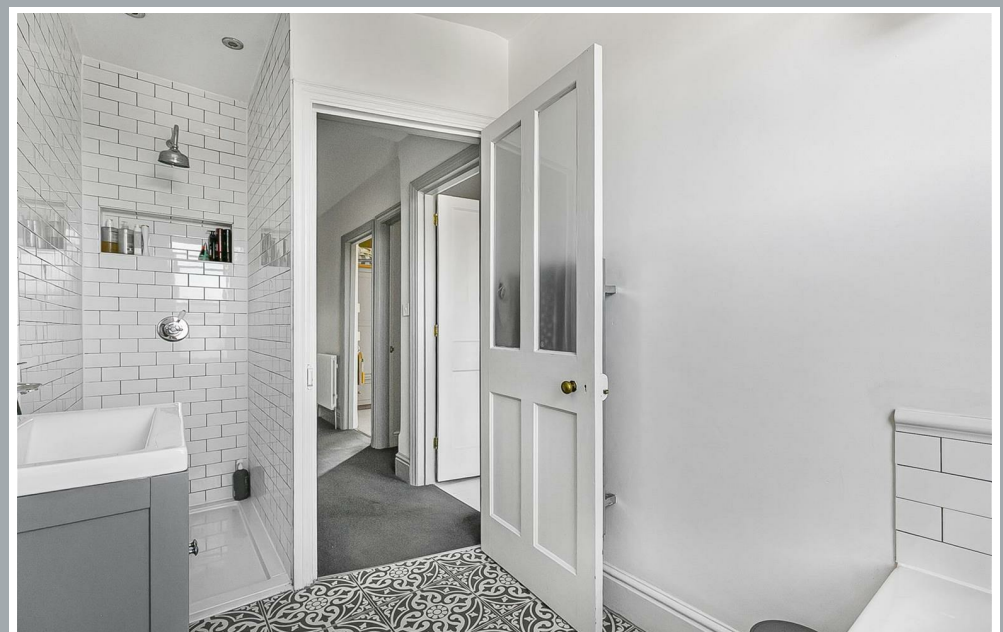
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

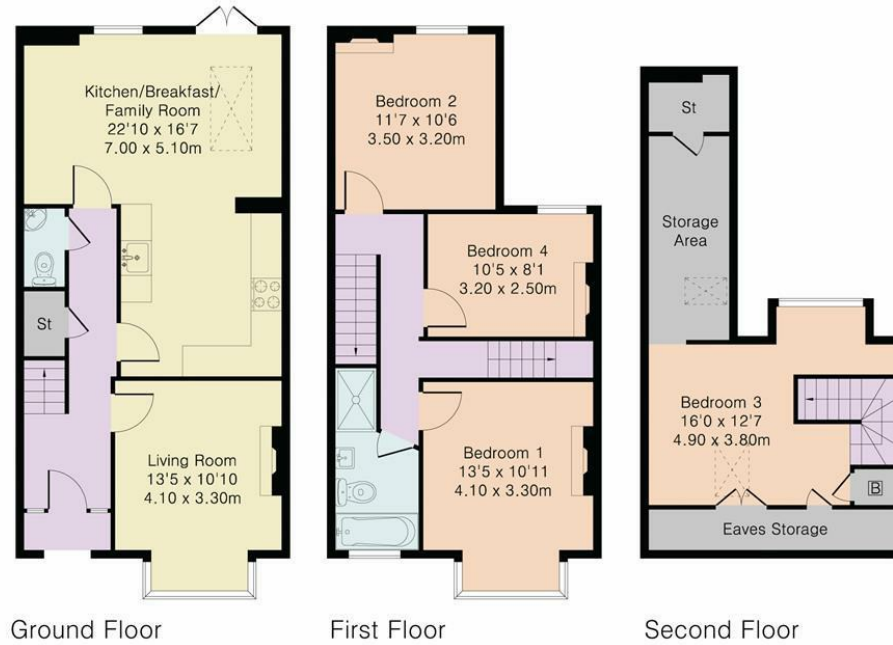


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1364 sq ft – 127sq m
Ground Floor Area 554 sq ft – 51 sq m
First Floor Area 492 sq ft – 46 sq m
Second Floor Area 318 sq ft – 30 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com