



8, Lys Hill Gardens, Hertford

SG14 3EH

Asking Price £525,000



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## 8 Lys Hill Gardens, Hertford, SG14 3EH

**\*\* CHAIN FREE \*\*** Steven Oates are delighted to offer this rarely available three-bedroom family home which is perfectly positioned in this quiet and popular cul-de-sac right in the heart of Bengeo. This deceptively spacious home offers flexible living accommodation and amazing potential with scope for improvement work and extensions (STPP). As you step inside, you are welcomed through a good size entrance hallway which leads into the family living room. The kitchen benefits from being positioned at the rear of the property which is partly open to the dining room which makes an ideal space for entertaining guests. Also on the ground floor is a large conservatory room leading straight out onto the sunny garden. Upstairs, this home benefits from three generous sized bedrooms and the family bathroom suite. Outside, there is a beautifully kept rear garden which is south facing and a useful garage en-block. Internal viewing highly recommended !

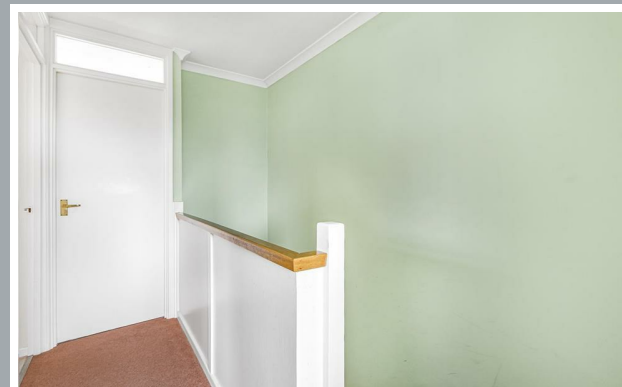
Lys Hill Gardens is a quiet and sought after cul-de-sac positioned just off The Avenue which is one of Hertford's most desirable residential streets. This property offers incredibly easy access to local shops which are just on The Avenue and Bengeo Primary school is within striking distance for any families with children. For the commuter, Hertford North train station is only a short distance away (0.7m) which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

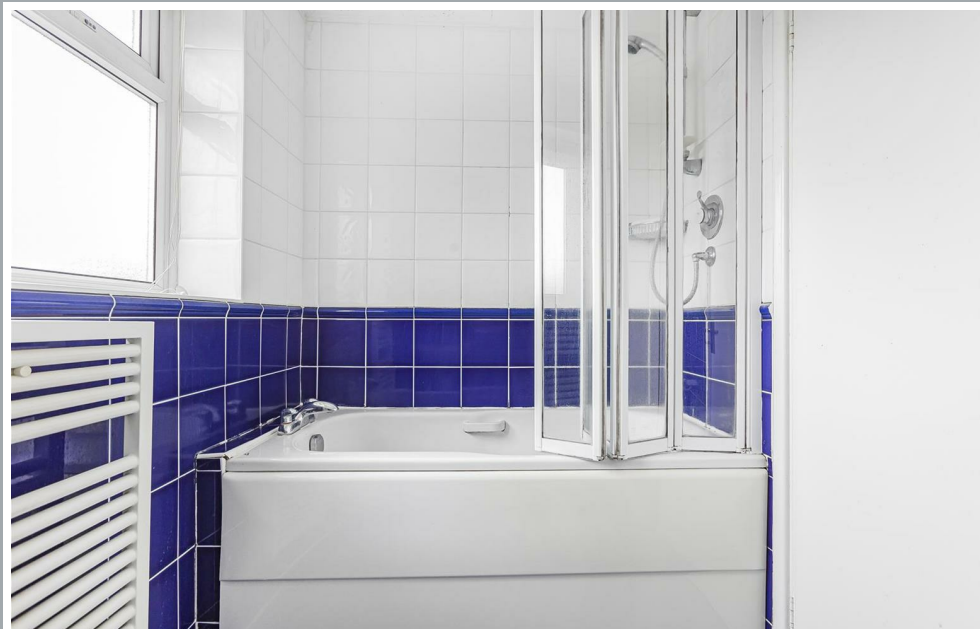


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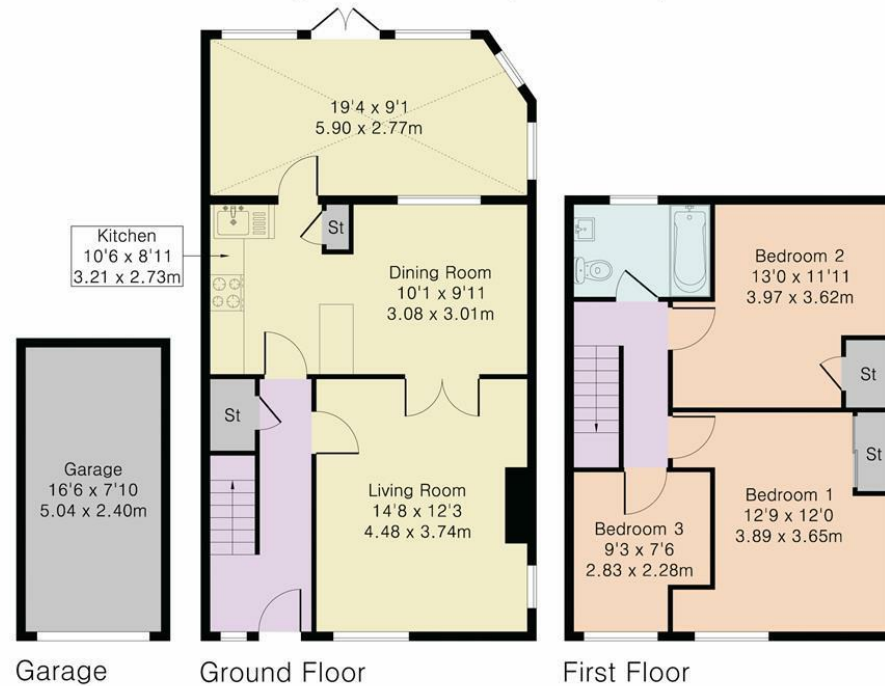
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**Approximate Gross Internal Area 1218 sq ft - 114 sq m**

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 458 sq ft – 43 sq m

Garage Area 130 sq ft – 12 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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