



20, The Avenue, Bengoe

SG14 3DR

Offers In Excess Of £875,000



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## 20 The Avenue, Bengeo, Herts, SG14 3DR

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this four bedroom detached house situated in this favoured location in Bengeo. With scope for further extension and development, the house offers potential. Currently arranged over two floors, the ground floor comprises of a spacious hallway, On the ground floor, there is a spacious lounge/dining room, sitting room and kitchen. dining room, kitchen/breakfast room and ground floor cloakroom. On the first floor, there are four spacious bedrooms and family bathroom. Externally, there is off street parking for several cars, double garage and mature landscaped rear garden. Viewing strictly by appointment only.

Located within this leafy residential road in the heart of Bengeo. The property offers excellent access to the area's favoured schools and is less than 10 minutes walk from Hertford North train station which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).





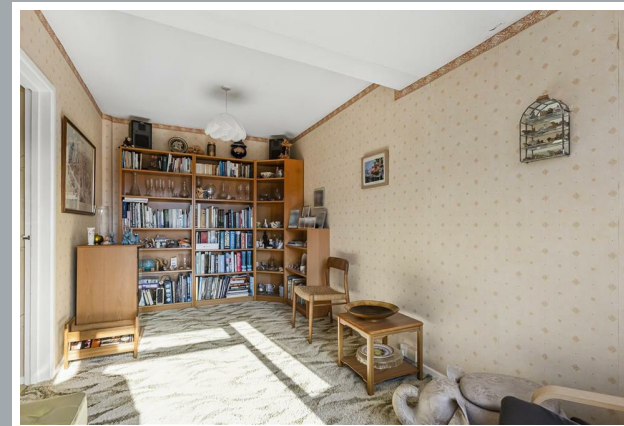
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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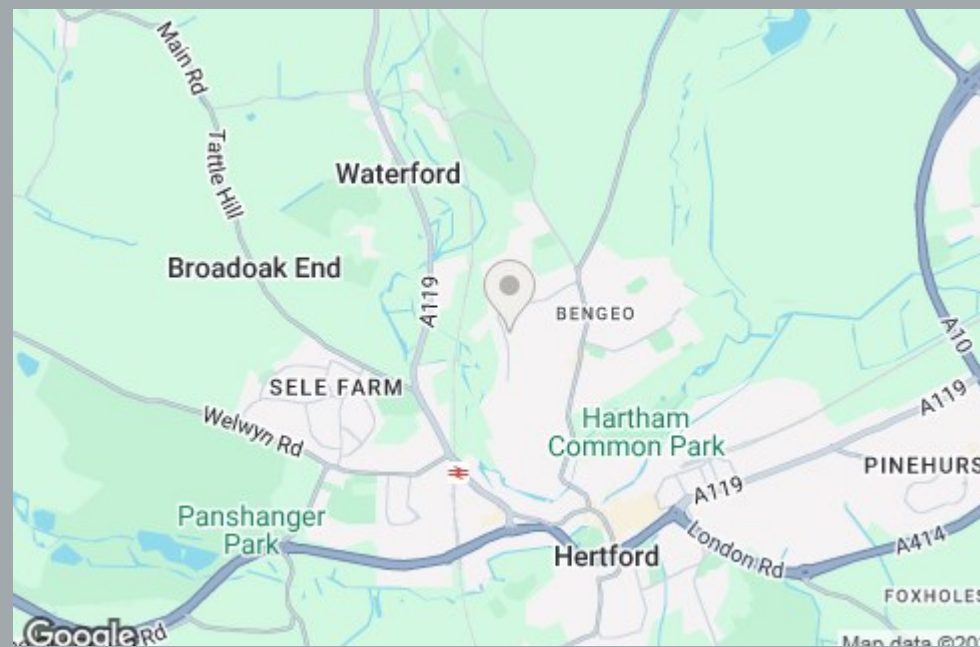






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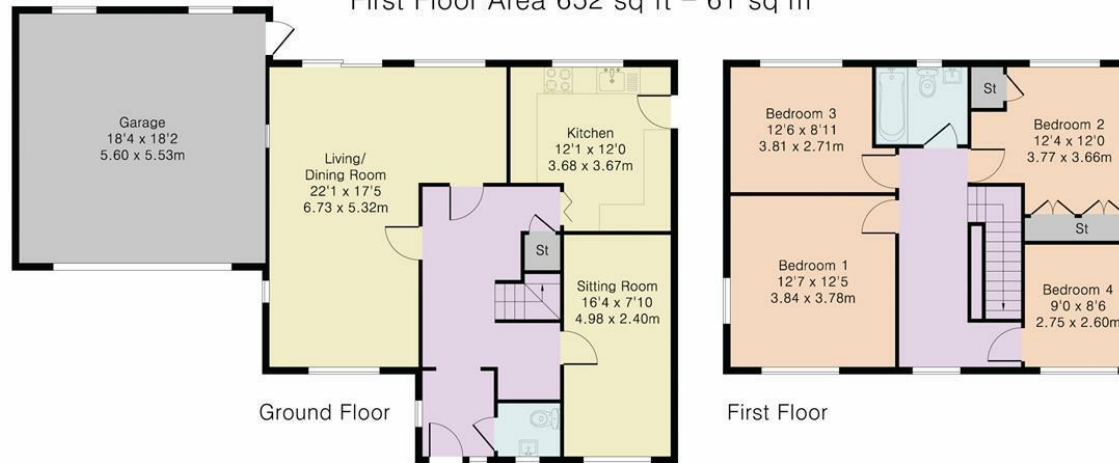
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**Approximate Gross Internal Area 1762 sq ft - 164 sq m**

Ground Floor Area 1110 sq ft - 103 sq m

First Floor Area 652 sq ft - 61 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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