



55, Molewood Road, Bengoe

SG14 3AQ

Guide Price £668,850



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## 55 Molewood Road, Bengeo, Herts, SG14 3AQ

Steven Oates are delighted to offer this modern, extended three bedroom semi detached family home located within the highly sought after location only a short walking distance from Hertford North station and Hertford Town Centres multiple shopping facilities. The stylish and spacious accommodation includes an attractive entrance hall, lounge, family kitchen/dining/living area with bi-folding doors to the landscaped rear garden, utility room and ground floor shower room. Upstairs, there are three double bedrooms arranged over two floors and a family bathroom. Externally there is the unique feature of off street parking to the rear.

The property is located within a short walking distance from Hertford North station nestled amongst the lower slopes of Bengeo, also convenient for Hertford Town Centres multiple facilities. There is an excellent choice of good primary schooling also close at hand making this an ideal young family home.





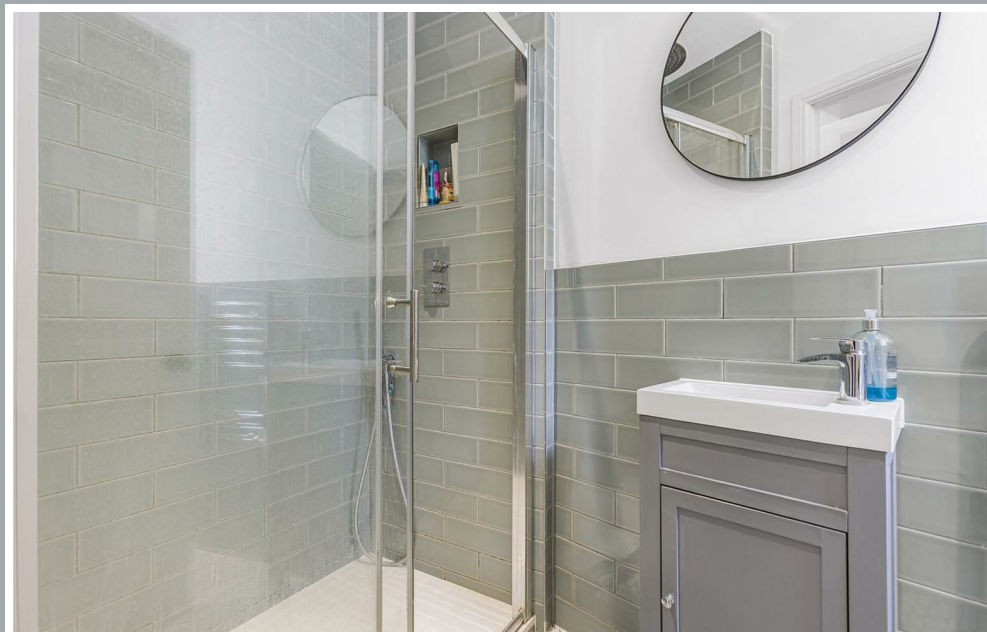
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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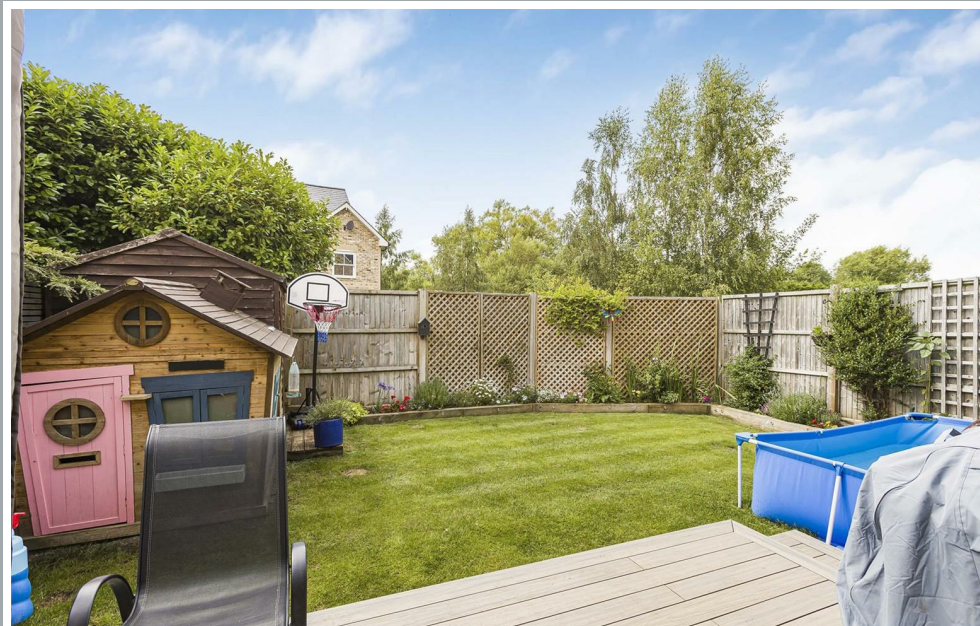


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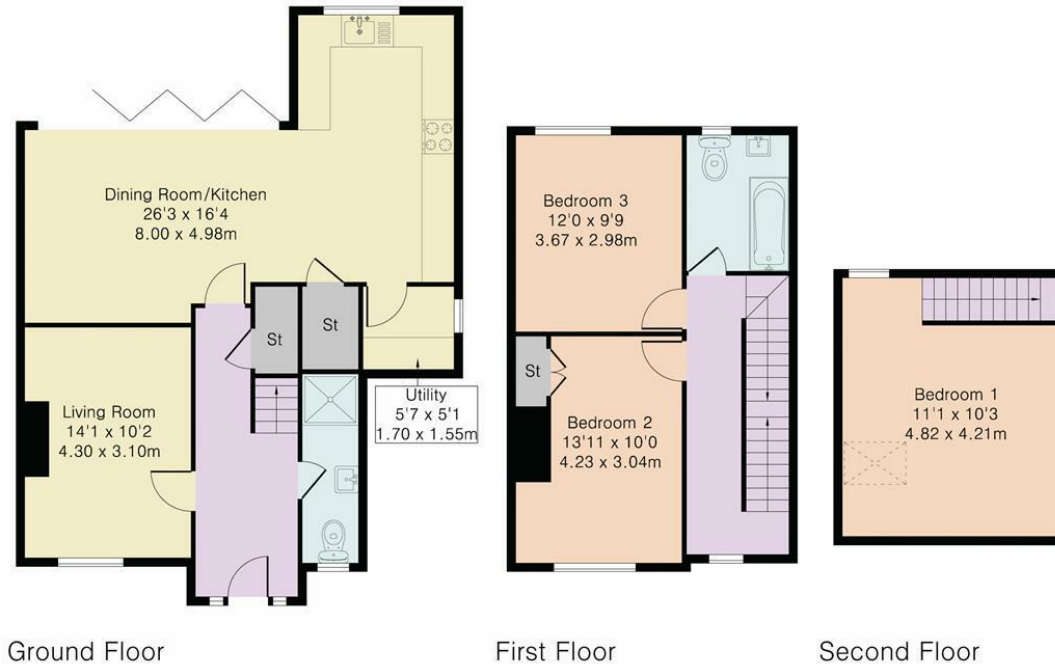


Approximate Gross Internal Area 1355 sq ft – 125 sq m

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 434 sq ft – 40 sq m

Second Floor Area 218 sq ft – 20 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 practice. 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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