



23, Warren Terrace, Bengoe  
SG14 3JE  
Guide Price £350,000



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## 23 Warren Terrace, Bengeo, Herts, SG14 3JE

SHARE OF FREEHOLD & CHAIN FREE - A well presented 2 bedroom ground floor maisonette benefiting from a private garden and garage located in a pretty, predominantly Victorian road in the heart of Bengeo. The property is accessed via it's own front door leading to the main accommodation which includes a large living room, fitted kitchen, 2 good size bedrooms and a modern shower room. Externally, there is direct access to an enclosed rear garden whilst there is a single en-bloc garage to the rear and parking. Call for an immediate viewing.

The property is located within a quiet residential road in the heart of leafy Bengeo. Whilst there are a choice of pubs and a handy co-op store close by, Hertford town centre is less than 1 mile away, providing a pretty market town environment, full of independent shops, restaurants and bars. Both Hertford North and Hertford East train stations are within easy reach providing excellent services to London's Liverpool Street, Moorgate or Kings Cross.





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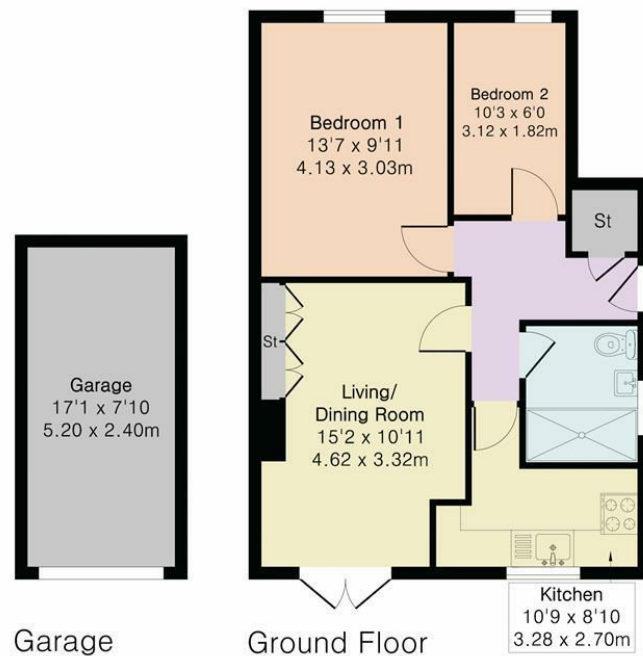


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**Approximate Gross Internal Area 549 sq ft - 51 sq m  
(Excluding Garage)**

Garage Area 134 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

 Steven Oates

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