



52, Glebe Road, Bengoe
SG14 3JY

Offers In Excess Of £575,000



stevenoates.com



52 Glebe Road, Bengeo, Herts, SG14 3JY

Nestled on the charming Glebe Road in Hertford, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property has been thoughtfully extended, featuring a rear extension that beautifully opens up the kitchen, creating an inviting space perfect for family gatherings and entertaining. Just off the kitchen, there is a side extension comprising of a useful downstairs toilet and utility room with access into the garden. Also on the ground floor is a separate living room perfect for both relaxation and socialising. As you move upstairs, the three generous bedrooms are ideal for families with children, providing ample space for rest and play and there is a family bathroom suite. The impressive rear garden is a standout feature of this property, approx 100ft long and boasting two patio areas plus a stunning pergola forming another fantastic seating area, perfect for al fresco dining or simply enjoying the outdoors. Additionally, a garden room serves as a multifunction space, providing a quiet and productive retreat away from the main house.

Located in a quiet cul-de-sac in the heart of Bengeo. The property offers excellent access to the area's favoured schools, a few minutes walk to open countryside approximately a 20 minute walk from both Hertford North and Hertford East train stations which provides services to London Moorgate (52 minutes) and London Liverpool Street (49 minutes).



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

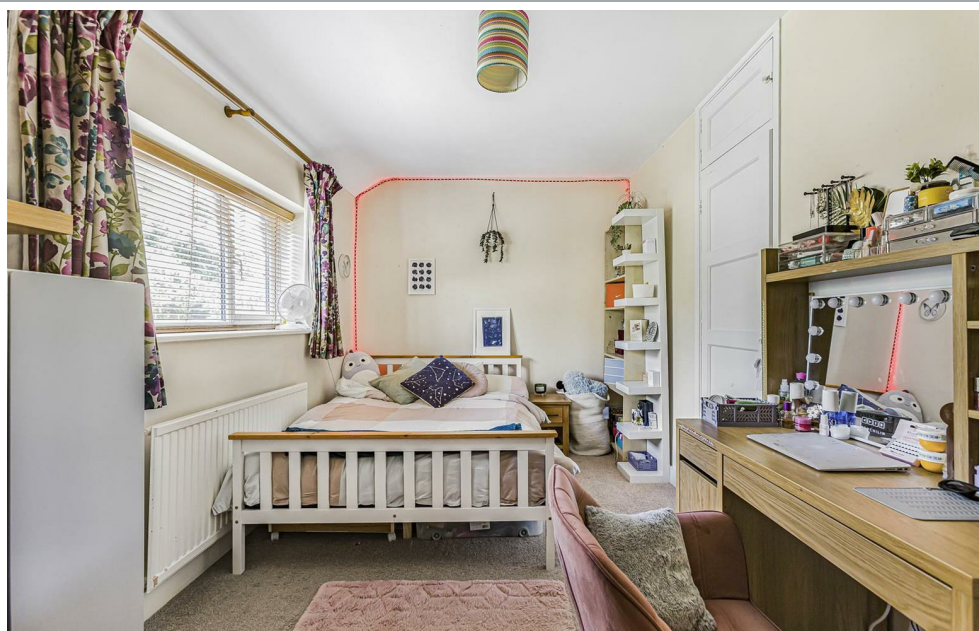


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

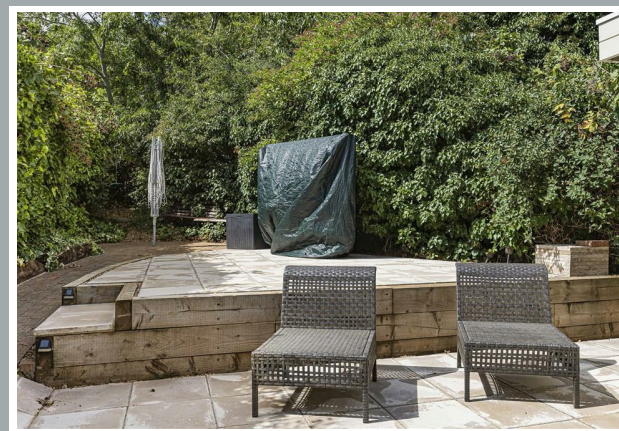
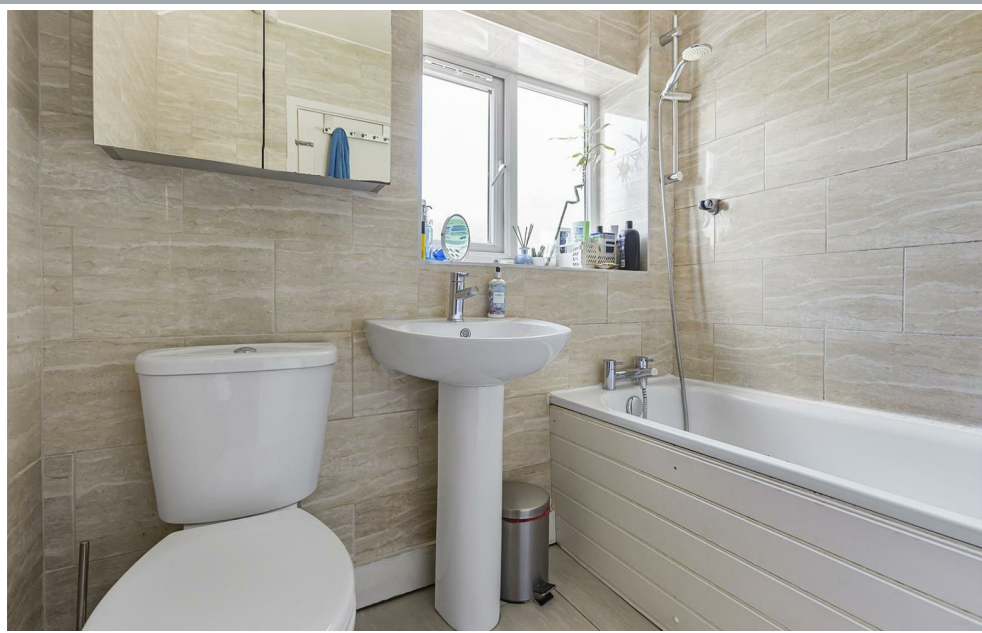




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

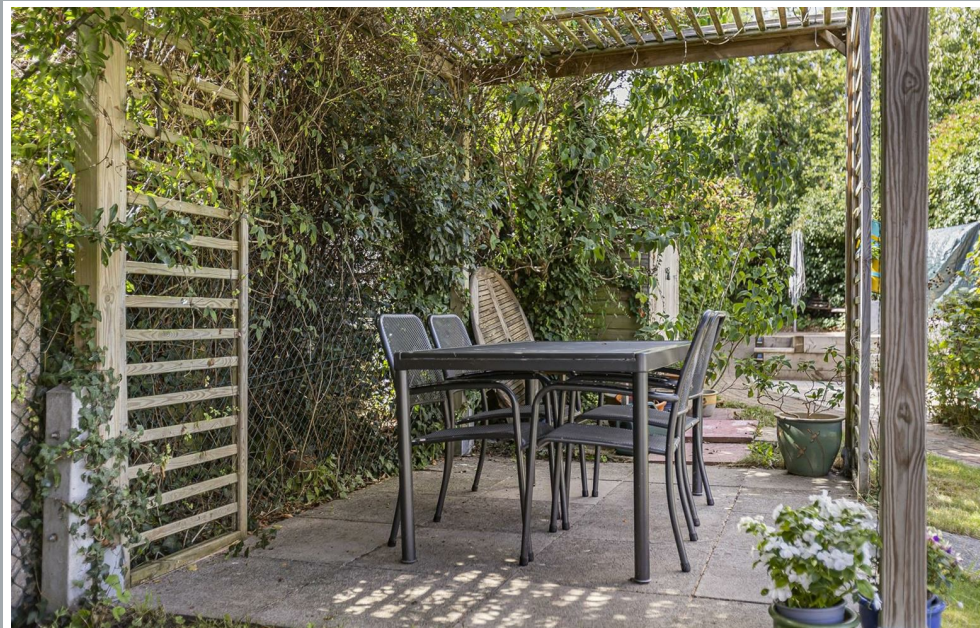


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



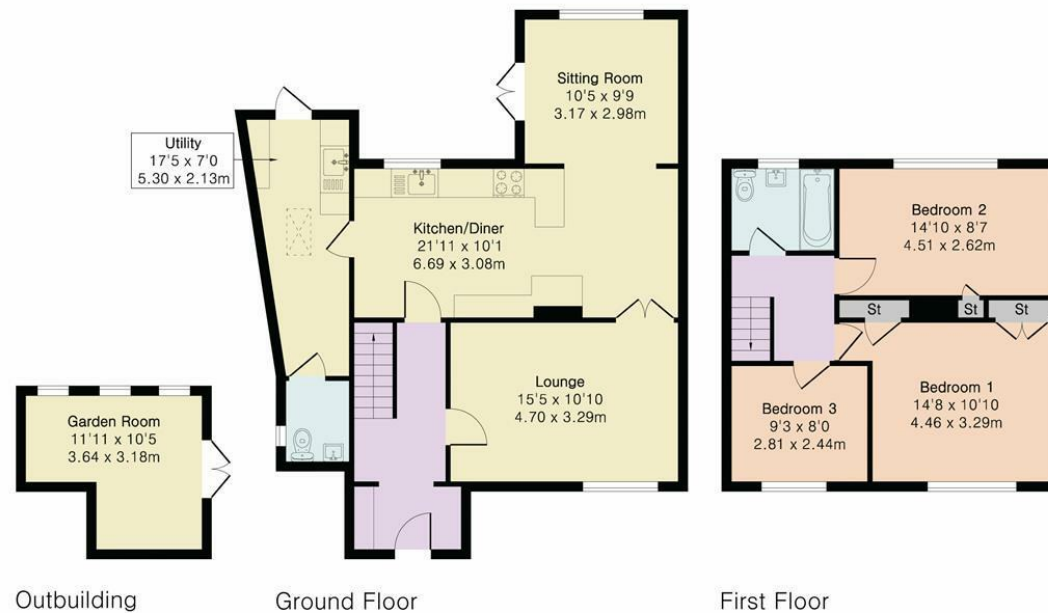
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 1200 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 466 sq ft – 43 sq m

Outbuilding Area 103 sq ft – 10 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.



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.



stevenoates.com