



48, Rib Vale, Bengoe
SG14 3LF
Offers In Excess Of £775,000



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48 Rib Vale, Bengeo, Herts, SG14 3LF

*****CHAIN FREE***** Steven Oates are delighted to present this rare opportunity to acquire a spacious four-bedroom semi-detached family home, set on a picturesque plot with stunning river and countryside views across the Hertfordshire landscape. The ground floor offers two generously sized reception rooms, a well-appointed kitchen, a convenient downstairs WC, and a separate utility room.

Upstairs, the property boasts four double bedrooms and a family bathroom, with the added benefit of a spacious loft offering excellent storage or potential for conversion (STPP). Externally, there is a private driveway providing off-street parking for two vehicles. Ideally located, this home is just a short distance from Hertford's mainline stations, offering direct links into London, making it perfect for commuters. The property also falls within the catchment area of several highly regarded local schools, both primary and secondary, making it an excellent choice for families.

Rib Vale is located in the ever popular Bengeo area, a sought after and very peaceful area on the edge of the picturesque market town of Hertford. It is a 15 minutes walk from Hertford North Station and around 20-25 minutes from Hertford East (via Hartham Common), both with their regular services to London. Also providing easy access to the A10 and M25 for road users



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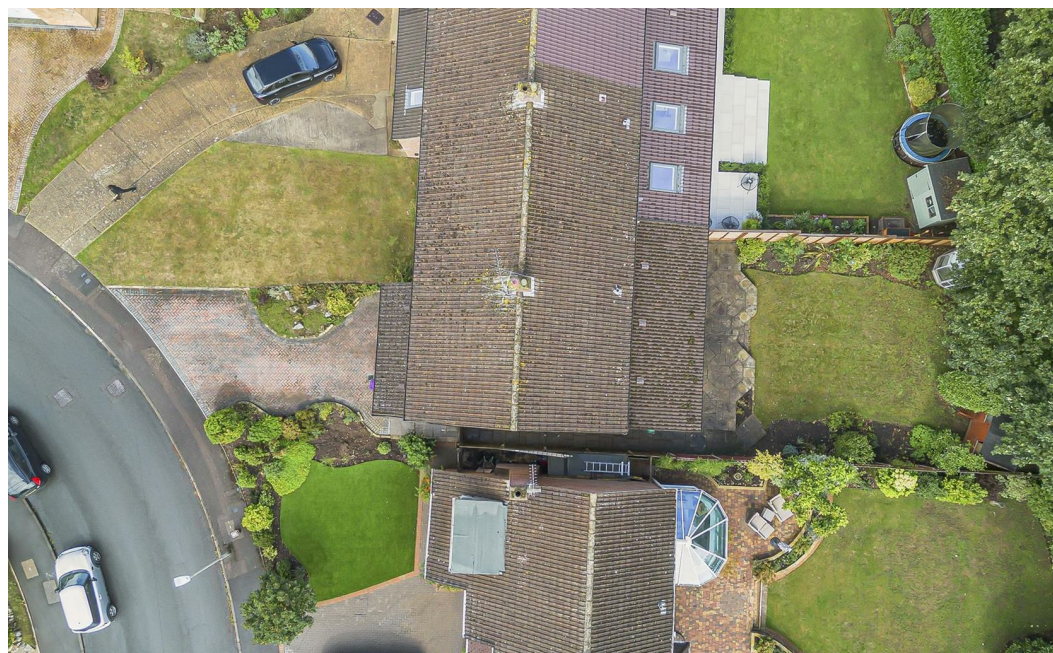


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**Approximate Gross Internal Area 1467 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 899 sq ft – 84 sq m

First Floor Area 568 sq ft – 53 sq m

Garage Area 159 sq ft – 15 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.



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