

1a, Warren Terrace, Bengeo

SG14 3JE

Guide Price £460,000

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1a Warren Terrace, Bengeo, Herts, SG14 3JE

A charming two-bedroom home situated in the popular Bengeo area of Hertford, offering well-proportioned accommodation arranged over two floors. This delightful property presents an excellent opportunity for first-time buyers, downsizers or investors looking for a home in a well-regarded residential location. The ground floor comprises a welcoming living room, providing a comfortable space in which to relax and unwind. To the rear of the property is a separate kitchen/dining room, offering ample space for everyday cooking and dining. A convenient ground-floor WC completes the downstairs accommodation. Upstairs, the first floor offers two bedrooms, including a generously sized principal bedroom, alongside a family bathroom. The layout provides a practical balance of living and sleeping accommodation, making the property well suited to a variety of buyers. Warren Terrace is positioned within the sought-after Bengeo area of Hertford, popular for its community atmosphere and convenient access to local amenities. Hertford town centre is within easy reach, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities. The area is also well served by local schools, green spaces and transport connections, including rail services into London from Hertford's two railway stations. Offering approximately 773 sq ft of accommodation, this two-bedroom home combines a practical layout with a desirable Bengeo location and is well worth viewing.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





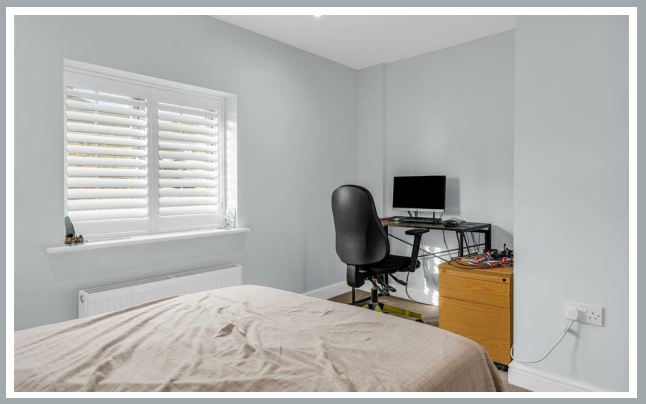




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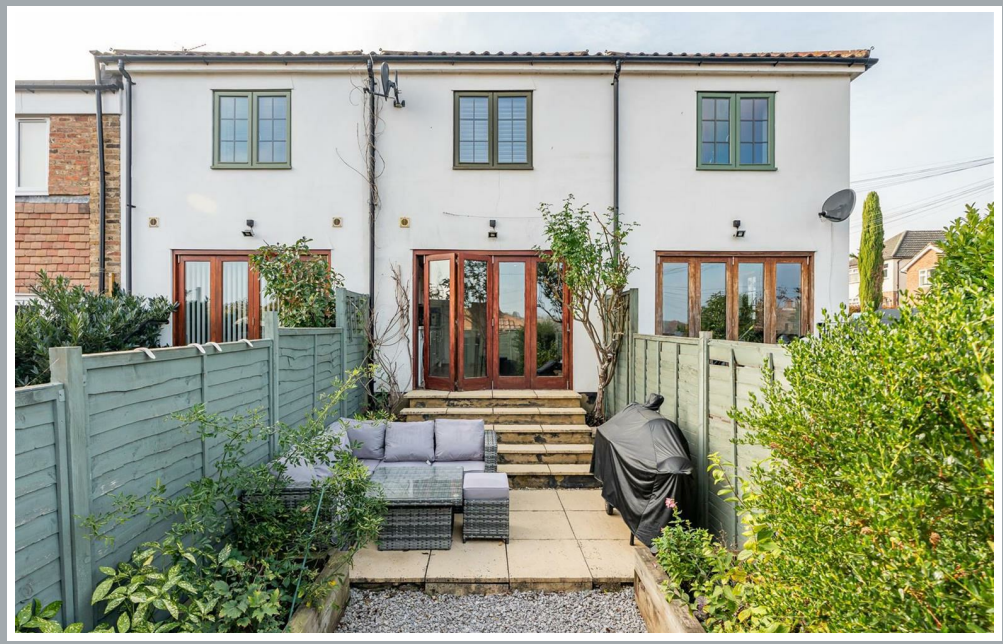


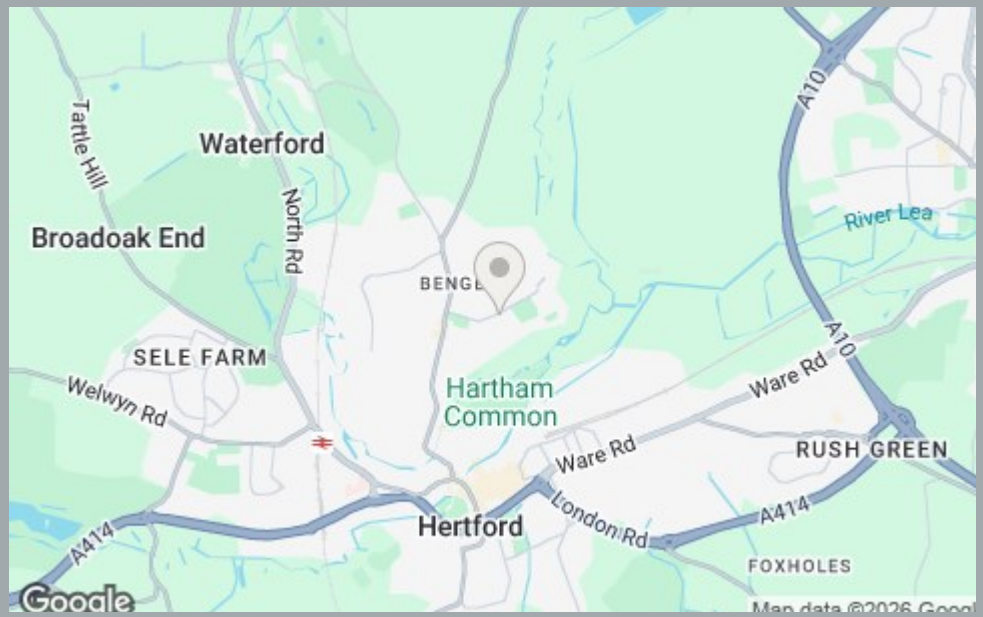


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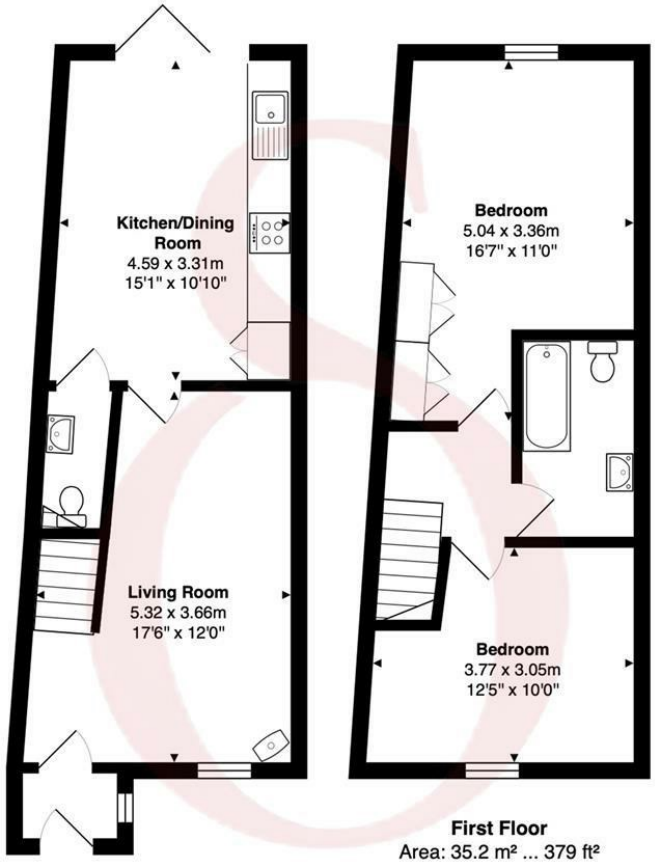








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First Floor
Area: 35.2 m² ... 379 ft²

Ground Floor
Area: 36.6 m² ... 394 ft²

Total Area: 71.8 m² ... 773 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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