



57, Molewood Road, Bengoe
SG14 3AQ
Asking Price £585,000



stevenoates.com



57 Molewood Road, Bengeo, Herts, SG14 3AQ

Situated within a modern and highly regarded development on the fringes of Hertford town centre, this beautifully presented three-bedroom home offers stylish and versatile accommodation arranged over three floors, together with allocated parking. The ground floor comprises a welcoming entrance hallway, a guest cloakroom/WC and a contemporary fitted kitchen featuring a range of integrated appliances and high-quality finishes. To the rear of the property is a spacious open-plan living and dining area with attractive wood flooring and French doors opening directly onto the rear garden. The first floor provides two well-proportioned bedrooms with fitted wardrobes, alongside a modern family bathroom suite. Occupying the entire second floor is the impressive principal bedroom, complete with an en-suite shower room and French doors opening onto a Juliette balcony, enjoying far-reaching views across the surrounding Hertfordshire countryside. Externally, the rear garden features a paved patio area, perfect for al fresco dining and entertaining, leading onto a lawned garden. To the front of the property there is the added benefit of allocated resident parking.

57 Molewood Road enjoys a highly sought-after position on one of Hertford's most desirable residential roads, perfectly placed within easy walking distance of the town centre. Hertford offers an excellent selection of independent boutiques, popular cafés, restaurants, bars and everyday shopping facilities, creating a vibrant yet welcoming atmosphere. For commuters, both Hertford North and Hertford East railway stations are within comfortable walking distance, providing regular services into London Moorgate and London Liverpool Street respectively, making the location ideal for those travelling into the City. The area is particularly well regarded for its excellent choice of schooling, with a number of highly regarded primary and secondary schools nearby, making it a popular choice for families. Residents also benefit from an abundance of green open spaces, including the picturesque River Beane, Hartham Common and the surrounding countryside, all offering wonderful opportunities for walking, cycling and outdoor recreation.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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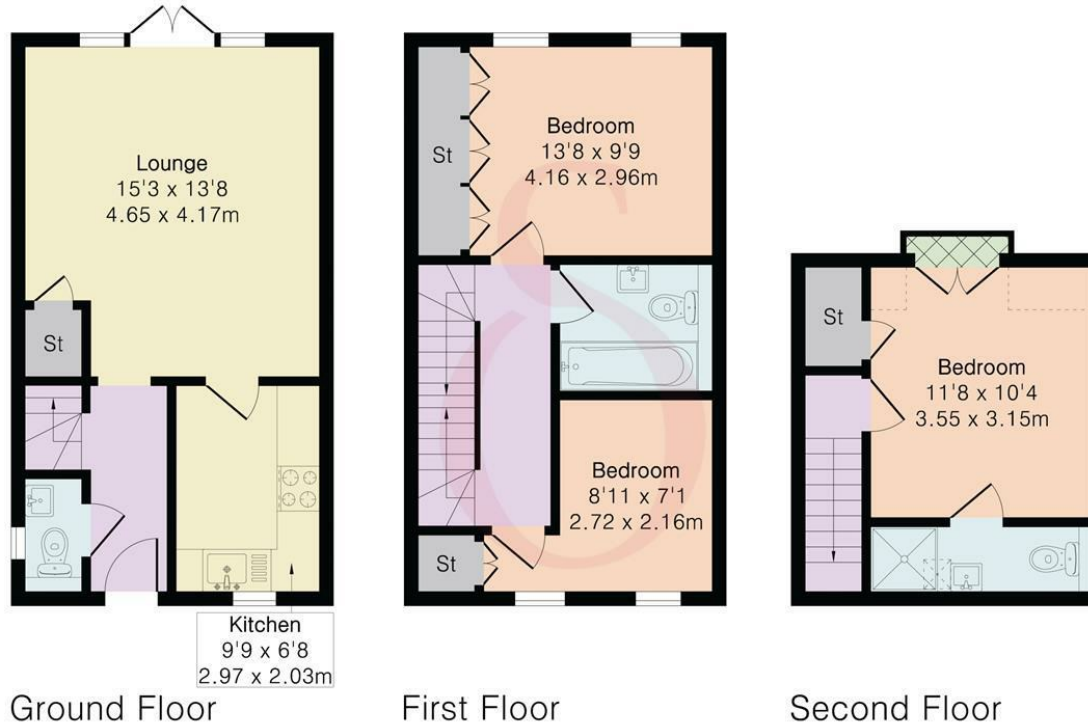
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Approximate Gross Internal Area 896 sq ft - 83 sq m

Ground Floor Area 347 sq ft – 32 sq m

First Floor Area 347 sq ft – 32 sq m

Second Floor Area 202 sq ft – 19 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.

