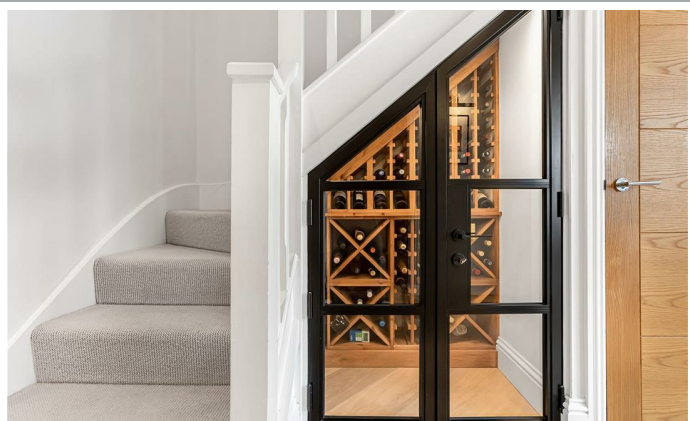




156, The Avenue, Bengoe  
SG14 3DX  
Offers In Excess Of £1,650,000



[stevenoates.com](http://stevenoates.com)



## 156 The Avenue, Bengeo, Herts, SG14 3DX

A truly exceptional detached family home which has been extended and completely remodelled to the highest of standards creating the ultimate modern space. The generous accommodation which extends to over 3200 sqft comprises of a large reception hall with guest wc, 3 principal reception rooms, a spacious kitchen/diner fitted with a bespoke handcrafted kitchen, a gym and utility room. On the first floor, there are 3 good size bedrooms including a spacious main bedroom suite with large dressing room and en-suite, a family bathroom and facility for another en-suite to be fitted. Completing the accommodation are 2 further bedrooms on the second floor with another shower room. Externally, the property is approached by a driveway providing ample parking for several cars, whilst the rear garden has been meticulously landscaped and includes a large covered entertaining space with heating and outdoor kitchen station. There is also the addition of an outdoor office and large storage shed to the side of the house.

Located within the heart of Bengeo, the property offers excellent access to the ever popular Bengeo JMI school and is just over a mile from Hertford North train station which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes). Whilst there are a choice of localised shops including a Co-Op and pubs, Hertford town centre is also about 1 mile away providing a larger choice of shops and restaurants, along with the newly regenerated theatre/cinema.

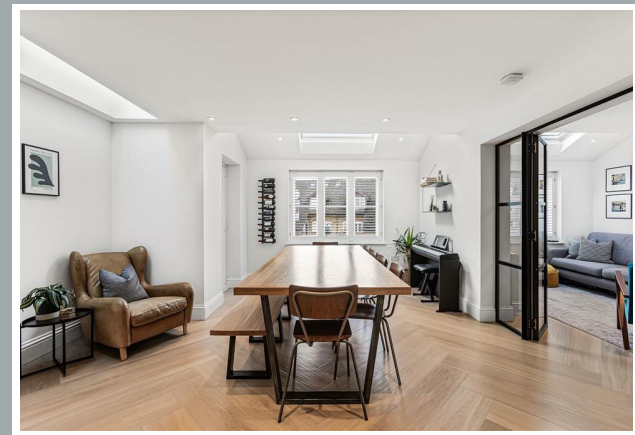
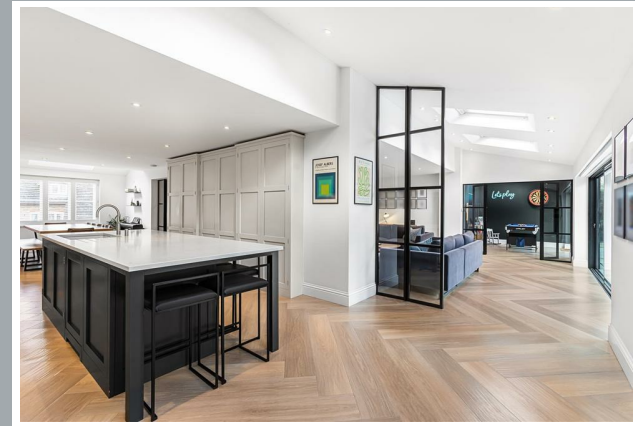


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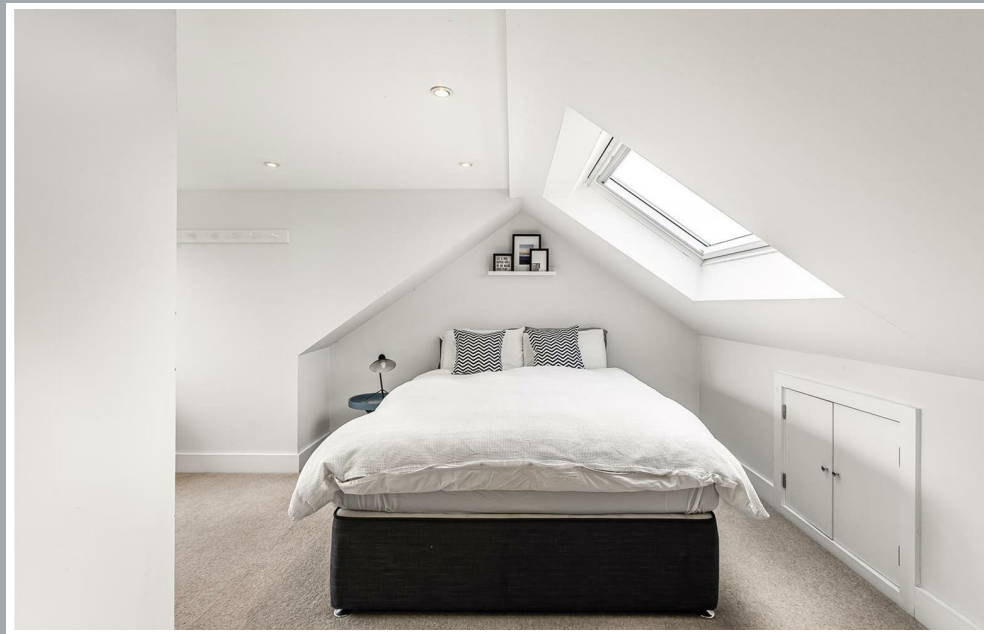
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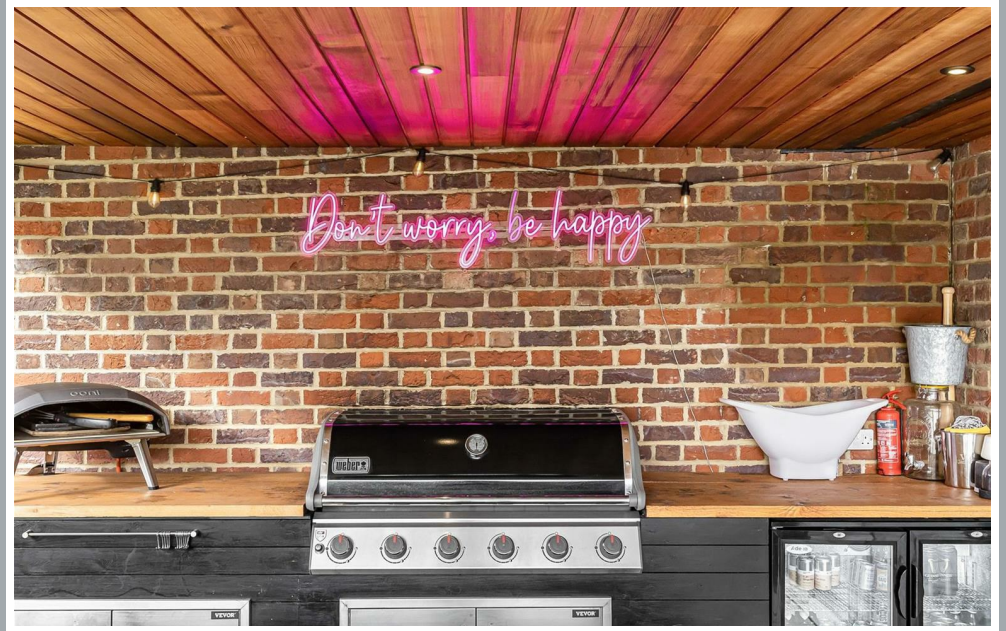
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**Approximate Gross Internal Area 3165 sq ft - 294 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1722 sq ft – 160 sq m

First Floor Area 999 sq ft – 93 sq m

Second Floor Area 444 sq ft – 41 sq m

Outbuilding Area 99 sq ft – 9 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.

