



14, Lys Hill Gardens, Bengoe
SG14 3EH
Guide Price £575,000



stevenoates.com



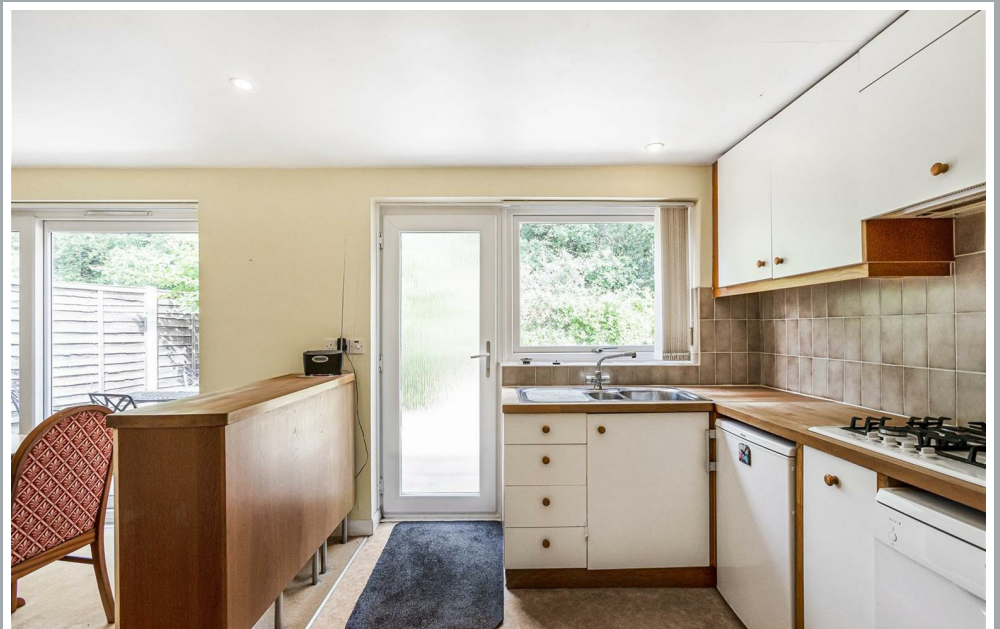
14 Lys Hill Gardens, Bengeo, Herts, SG14 3EH

A rarely available four-bedroom end-of-terrace home, situated in a quiet and highly sought-after cul-de-sac in the heart of Bengeo. This deceptively spacious property has been extended and offers flexible living accommodation, with further scope for extension subject to the usual planning permissions. Arranged over two floors, the accommodation comprises a spacious entrance hallway, through lounge, L-shaped kitchen/dining room, fourth bedroom and shower room to the ground floor. On the first floor, there are three well-proportioned bedrooms and a four-piece family bathroom suite. Externally, the property benefits from a good-sized rear garden, off-street parking and a garage located to the rear. The property is offered to the market with no onward chain.

Lys Hill Gardens is a quiet and sought after cul-de-sac positioned just off The Avenue which is one of Hertford's most desirable residential streets. This property offers incredibly easy access to local shops which are just on The Avenue and Bengeo Primary school is within striking distance for any families with children. For the commuter, Hertford North train station is only a short distance away (0.7m) which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).



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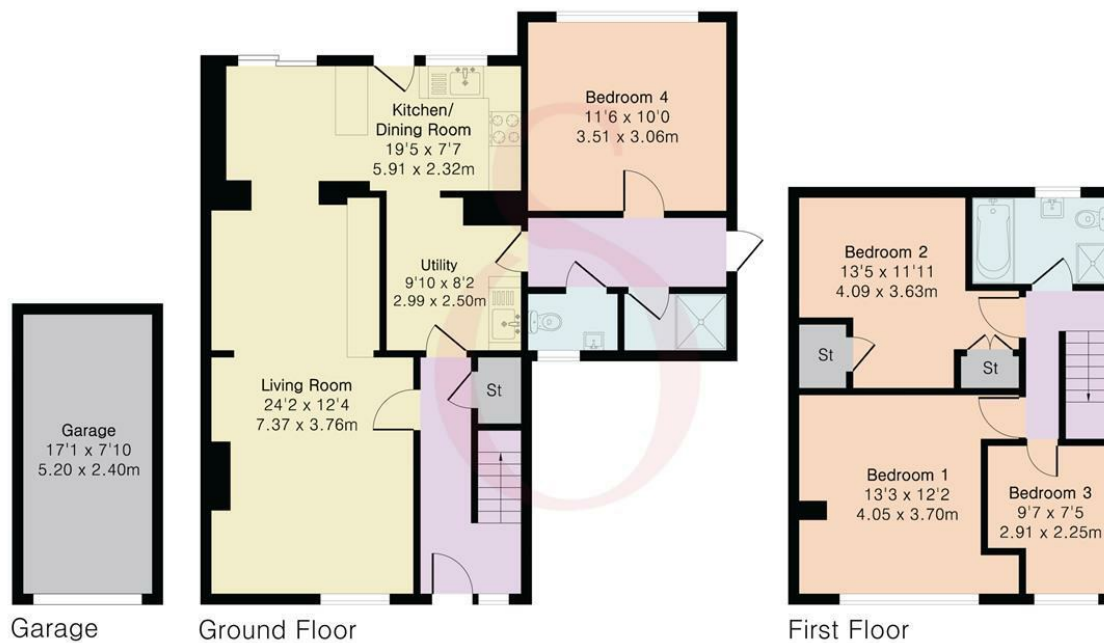
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**Approximate Gross Internal Area 1316 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 859 sq ft – 80 sq m

First Floor Area 457 sq ft – 42 sq m

Garage Area 134 sq ft – 12 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.



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