



3, Shepherds Court, Bengoe

SG14 3HE

Asking Price £699,950



stevenoates.com



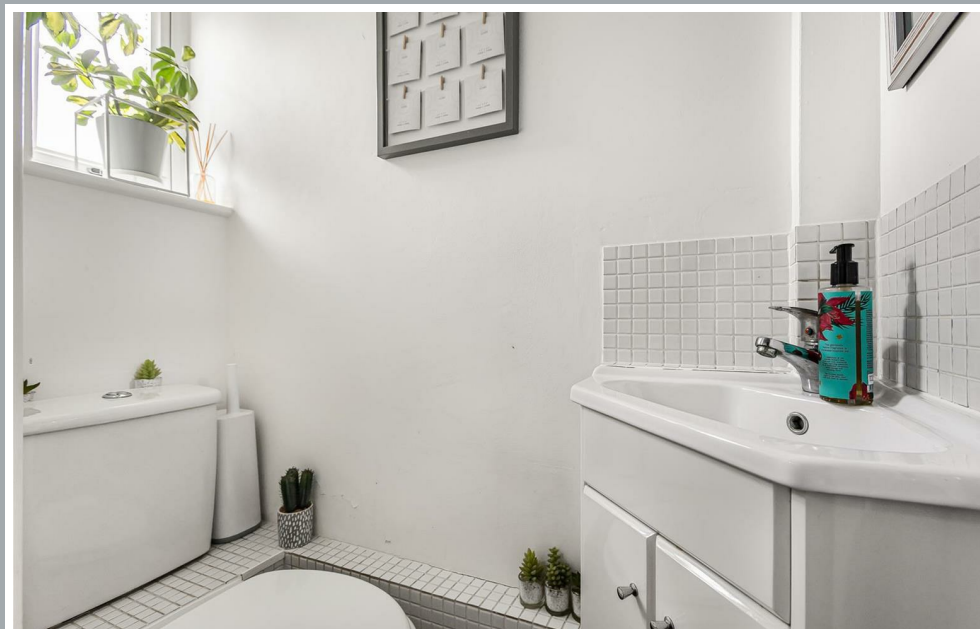
3 Shepherds Court, Bengeo, Herts, SG14 3HE

Steven Oates are pleased to offer this rarely available, extended four-bedroom semi-detached family home with garage, perfectly positioned in a quiet cul-de-sac within the highly sought after area of Bengeo, the property also benefits from close proximity to Bengeo Primary School. Boasting almost 1,500 sq ft of well-planned accommodation, the ground floor comprises a welcoming entrance hall, downstairs cloakroom, separate study, and a bright and spacious triple-aspect living room featuring a gas fireplace and double doors opening directly onto the patio, creating an excellent flow between indoor and outdoor living. To the rear is an impressive open-plan kitchen/dining room, enhanced by a vaulted skylight, making it a fantastic space for modern family living and entertaining. Upstairs, the property offers a generous main bedroom forming part of the extension, complete with a walk in wardrobe, ample built-in storage and en-suite shower room. There are three further well proportioned bedrooms and a contemporary family bathroom suite. Externally, the home benefits from a driveway, garage, and a beautiful sunny west-facing rear garden.

Located on the outskirts of Bengeo, Shepherds Court is a quiet cul-de-sac sat on the edge countryside, yet all of Hertford & Bengeo amenities close by. Hertford town centre is approximately 1.1 miles away and provides a wide choice of shops, restaurants and coffee shops. Hertford North mainline train station is approximately 1.5 miles away and offers fast services to London's Kings Cross and Moorgate



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**Approximate Gross Internal Area 1455 sq ft - 135 sq m
(Excluding Garage)**

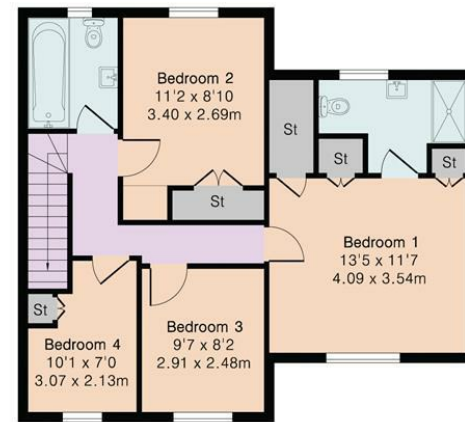
Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 209 sq ft – 19 sq m



Ground Floor



First Floor



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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