



116, Duncombe Road, Bengoe  
SG14 3DA  
Offers In Excess Of £725,000



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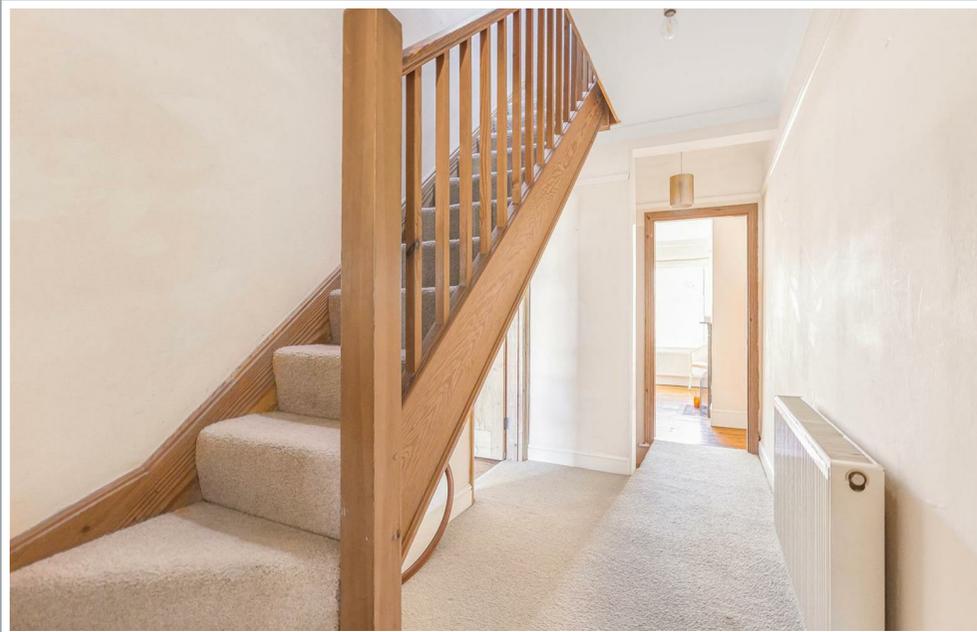
## 116 Duncombe Road, Bengeo, Herts, SG14 3DA

A charming three double bedroom Edwardian semi-detached family home which is ideally positioned on this highly sought-after residential street, benefiting from a wealth of character having many beautiful original features. The property is arranged over three floors and offers approximately 1,068 sq ft of well-proportioned accommodation. As you step inside, the ground floor comprises of a welcoming lounge with an open fireplace, separate dining room, downstairs toilet and a well-appointed kitchen with direct access onto the rear garden. The first floor provides two generous sized double bedrooms both benefitting from built in storage space which can be used as a wardrobe. Also on the first floor, is the four-piece family bathroom suite which includes a walk in shower, roll top bath and underfloor heating. The second floor which forms part of this impressive loft conversion makes an ideal third bedroom or home office space. Externally, the property features a front garden with potential for off-street parking (STPP). To the rear is a well-maintained, sunny west-facing garden, incorporating sheltered decking, lawn and a paved seating area at the end of the garden. There is also rear gated access leading to parking for one vehicle and a garage. Keys held for immediate viewing. OFFERED CHAIN FREE.

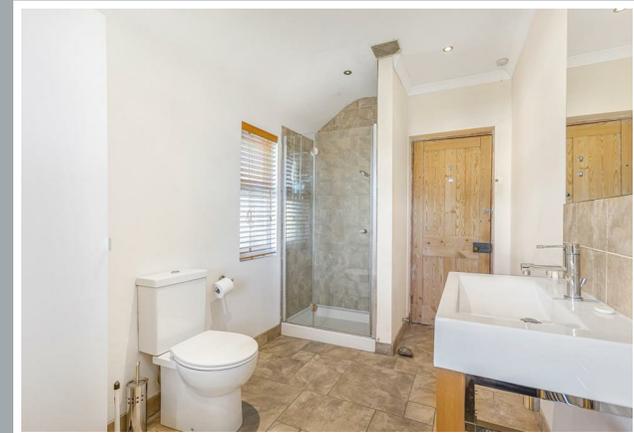
Located within one of Bengeo's most sought residential roads, the property is conveniently located for Hertford North mainline train station which provides fast services to London's Moorgate & Kings Cross. Hertford town centre is also less than a mile away offering an excellent choice of shops, bars and restaurants. For schooling, the highly regarded Bengeo JMI is closeby along with Duncombe School which are both within easy walking distance. Haileybury College is another great option and offers boarding for children which is also nearby.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

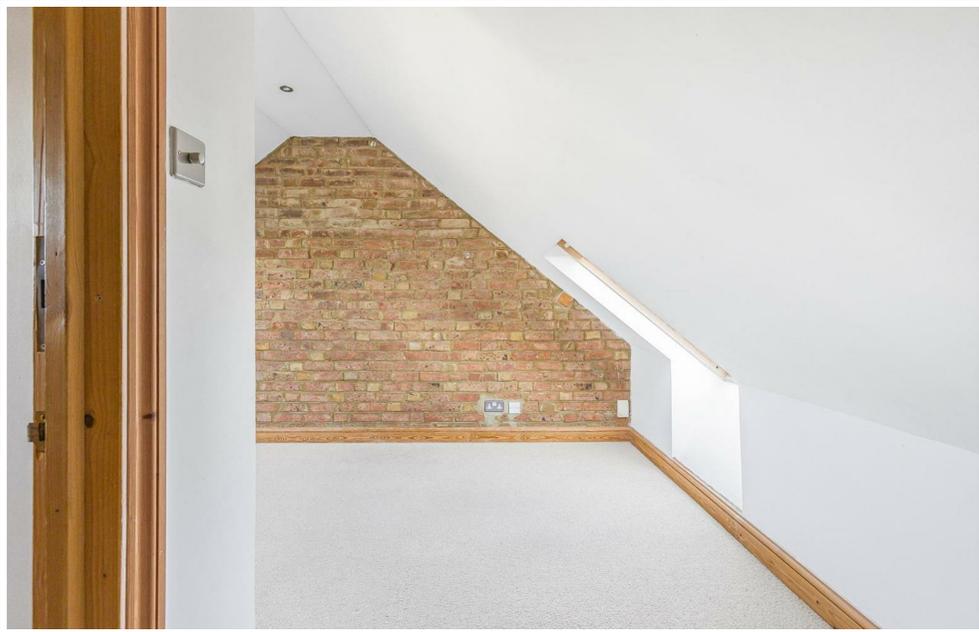


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Approximate Gross Internal Area 1068 sq ft – 99 sq m  
Ground Floor Area 422 sq ft – 39 sq m  
First Floor Area 427 sq ft – 40 sq m  
Second Floor Area 218 sq ft – 20 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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