



71, Bengoe Street, Hertford
SG14 3ET

Offers In Excess Of £750,000



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71 Bengeo Street, Hertford, SG14 3ET

A beautifully presented four bedroom Edwardian home located in Bengeo. Positioned along one of Hertford's most desirable residential roads and within easy walking distance of local amenities, this charming property combines period features with modern living. Extending to around 1,603 sq. ft. over four levels, the house has been carefully enhanced by the current owners to offer a stylish and flexible family space. Beyond its attractive Edwardian exterior, the home opens into a bright entrance hall with original wooden flooring, immediately showcasing its character and warmth. At the front, the living room is both elegant and comfortable, featuring a bay window and traditional fireplace, making it an ideal place to unwind. Towards the rear, the kitchen is well-designed and practical, with plenty of storage and workspace that also leads out to the garden. The dining room provides seamless space for entertaining and everyday family use. The lower ground floor adds further versatility and is currently arranged as a home office along with an additional room, suitable for remote working, hobbies, or accommodating guests. On the first floor, there are three bedrooms along with a modern family bathroom. The top floor is dedicated to a spacious fourth bedroom, complete with an en-suite toilet. Externally, the property benefits from a gated front garden, while the rear garden has been thoughtfully designed.

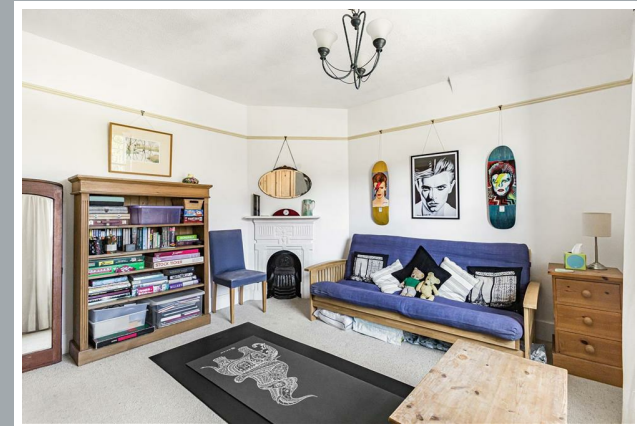
Perfectly positioned for convenience and lifestyle, the home is within walking distance of both Hertford North and East stations, offering excellent commuter links. Residents also benefit from proximity to highly regarded schools, the lively Saturday market, and the scenic open spaces of Hartham Common and the River Lea. With cafés, restaurants, and gyms all close by, this property truly offers the best of town and country living.



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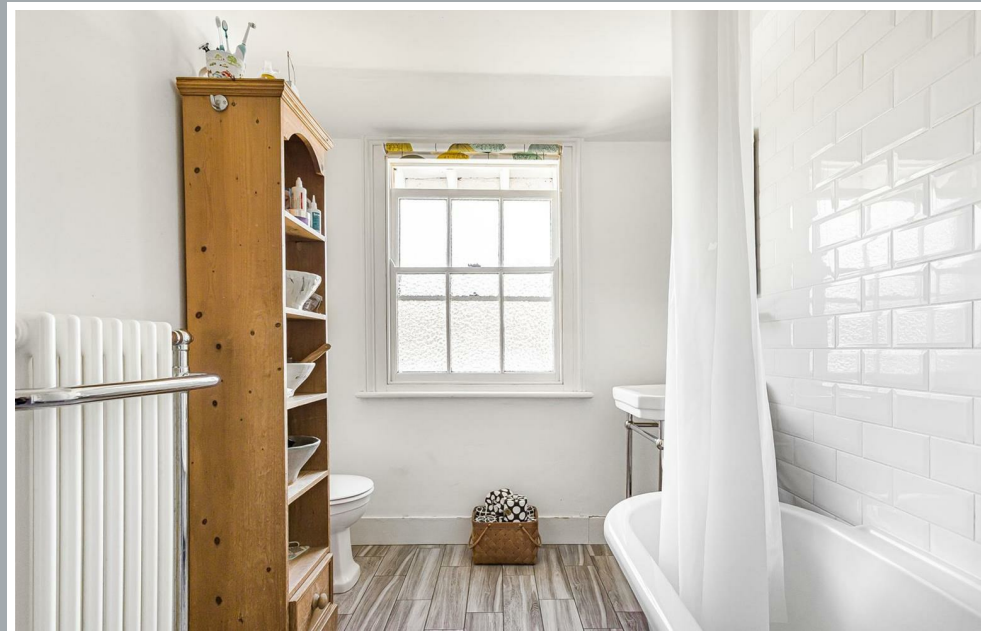
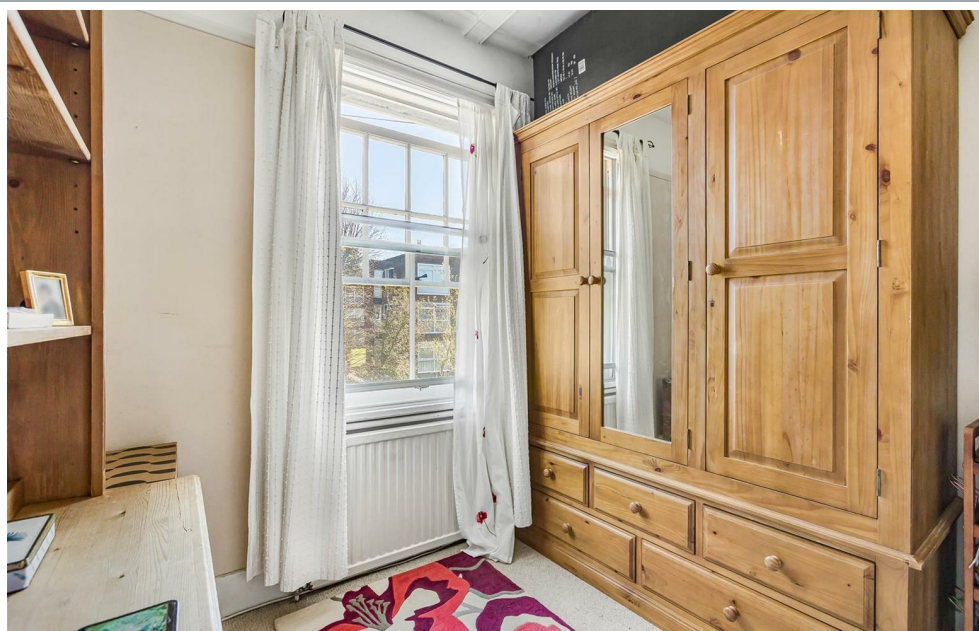
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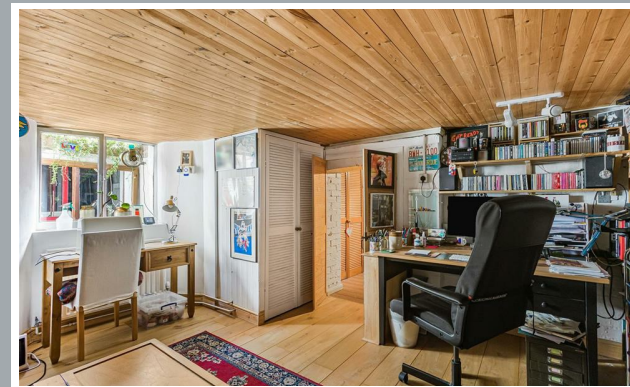
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Approximate Gross Internal Area 1603 sq ft - 149 sq m

Basement Area 269 sq ft - 25 sq m

Ground Floor Area 536 sq ft - 50 sq m

First Floor Area 553 sq ft - 51 sq m

Second Floor Area 245 sq ft - 23 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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