



41, Fanshawe Street, Bengeo  
SG14 3AT

Guide Price £1,400,000



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



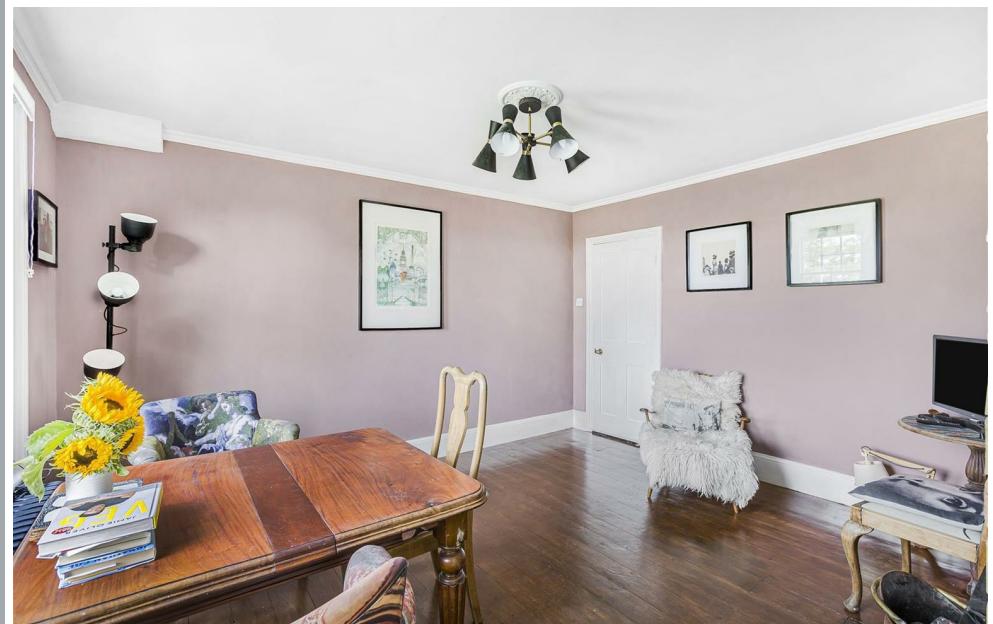
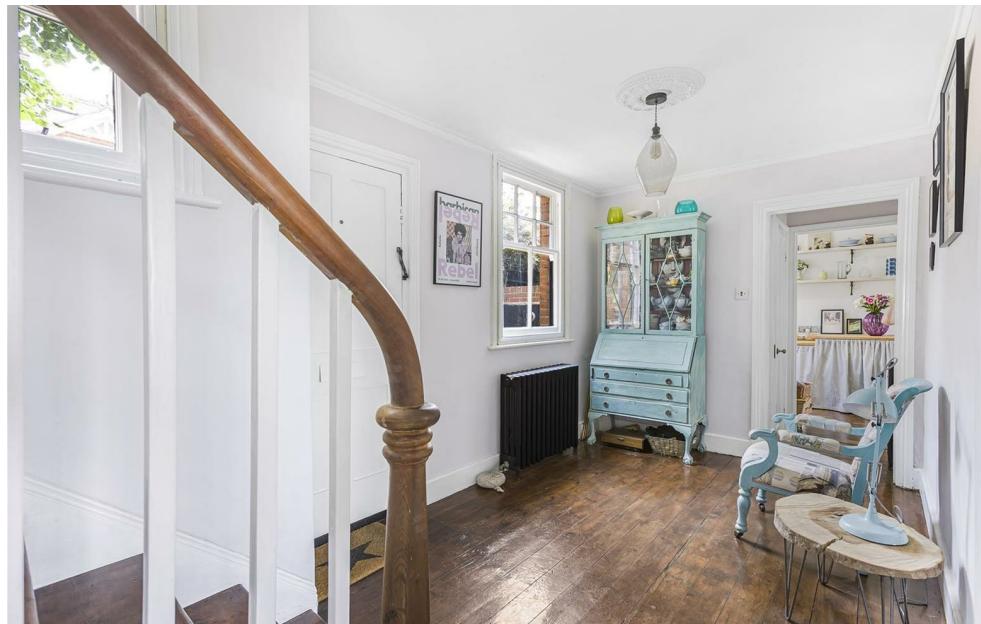
## 41 Fanshawe Street, Bengeo, Herts, SG14 3AT

\*\*\*\*SOLD PRIOR TO MARKETING - SIMILAR PROPERTIES URGENTLY REQUIRED\*\*\*\* Steven Oates are delighted to be able to offer this rare opportunity to purchase this truly charming detached Victorian home set within one of the largest plots in the road with a sunny South-West facing rear garden. The light and airy accommodation which benefits from some of the most stunning elevated views over Hertford, comprises of a good size entrance hall with downstairs wc, 2 reception rooms, kitchen and utility/hobby room on the ground floor, whilst there are 4 good size bedrooms and a family bathroom on the first floor. Externally, there is a large detached double garage with a large studio/home office below and large mature gardens approaching 0.25 acres in total. There is also planning permission granted for a large lower ground floor kitchen/family room. Viewing is essential to fully appreciate this rarely available family home.

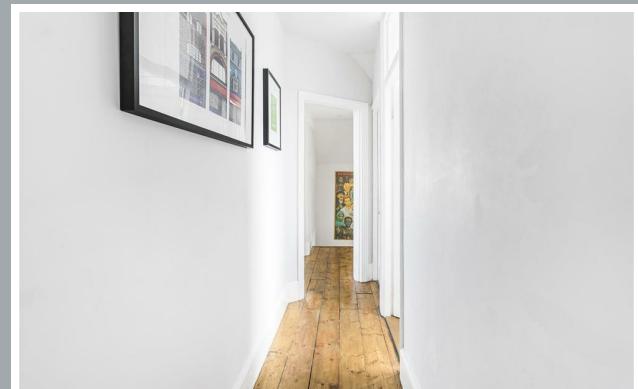
The property is located within one of Bengeo's most sought after leafy residential roads with easy access to Hertford North train station, which serves London's Moorgate and Kings Cross. Hertford town centre is also within easy reach, comprising of a pretty market town with an excellent selection of restaurants and shops, whilst there are great 'green spaces' close by providing country walks and trails. There is also a great choice of both state and independent schooling available locally for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

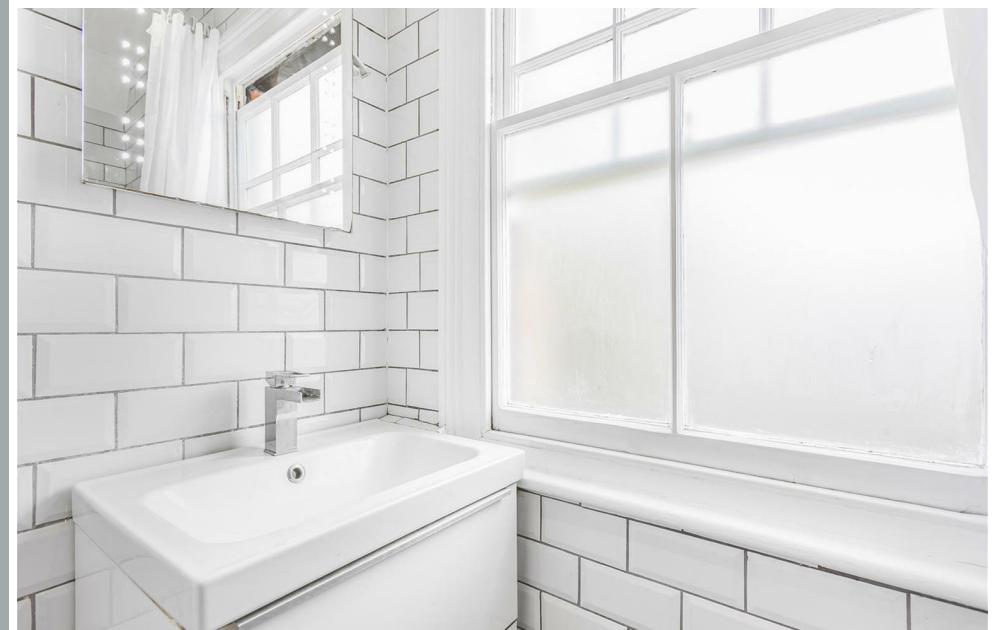
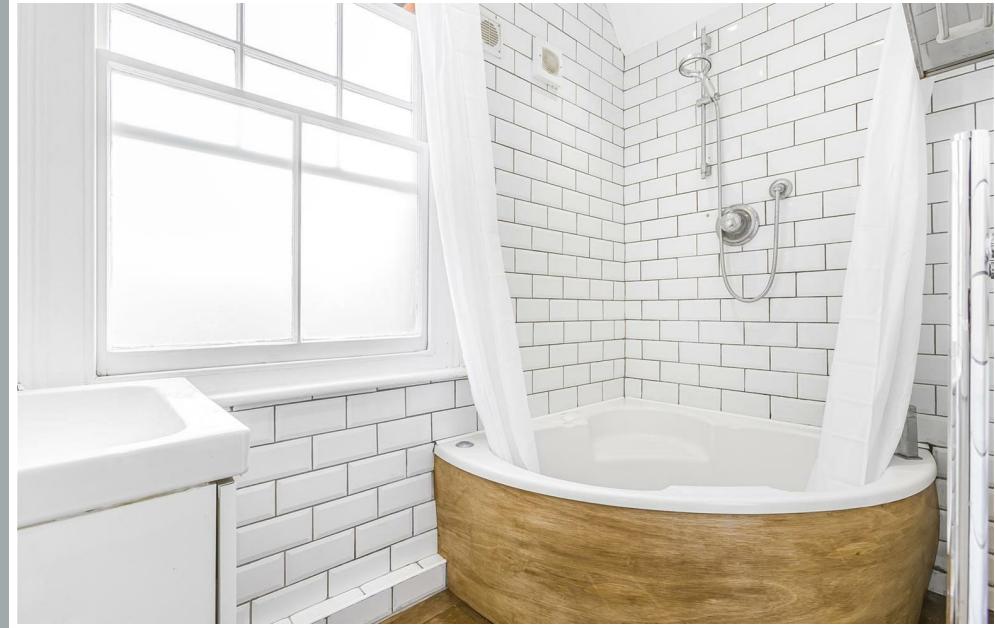
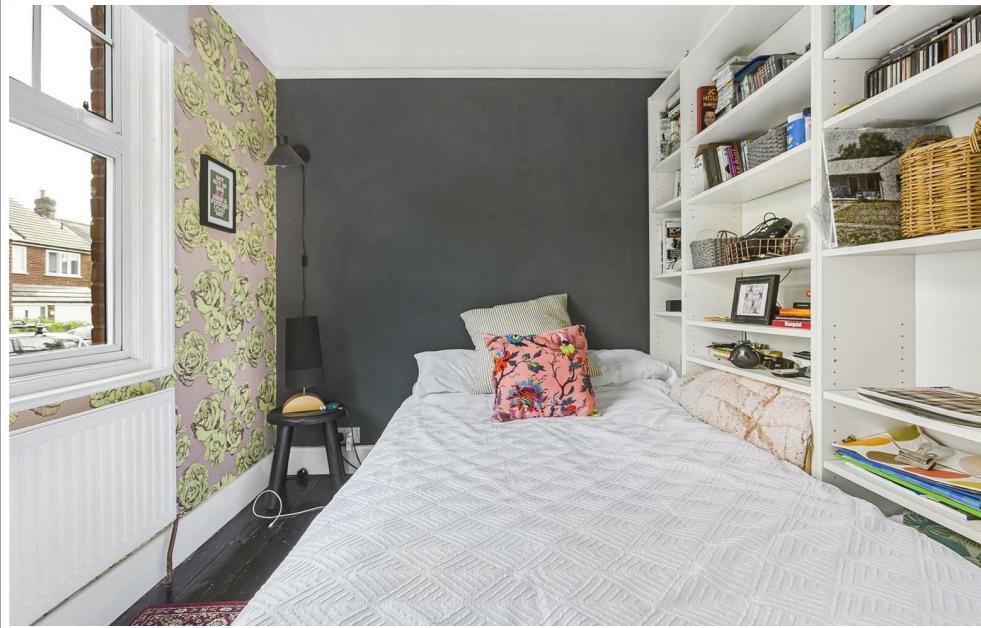


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

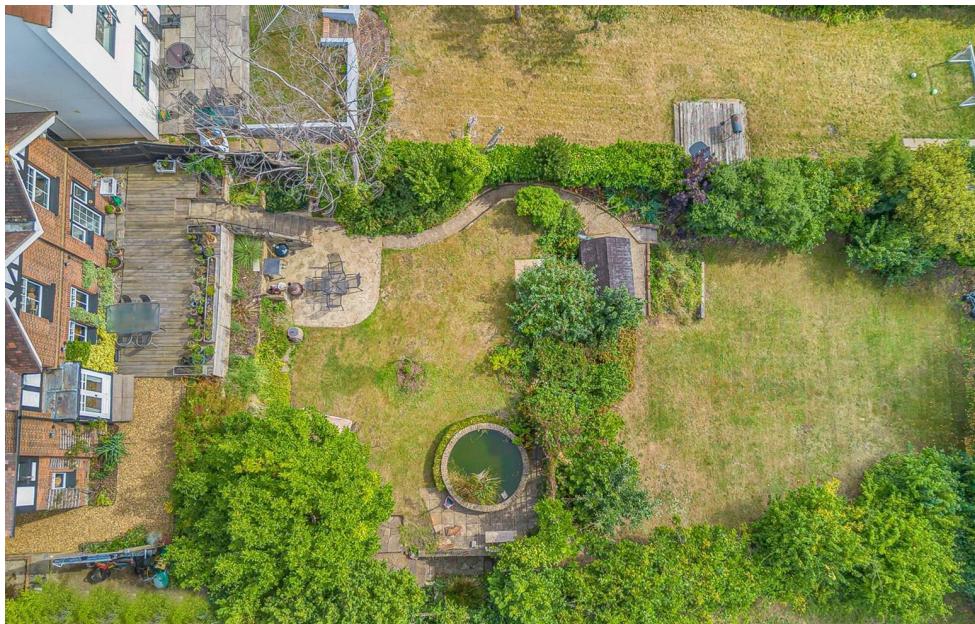


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





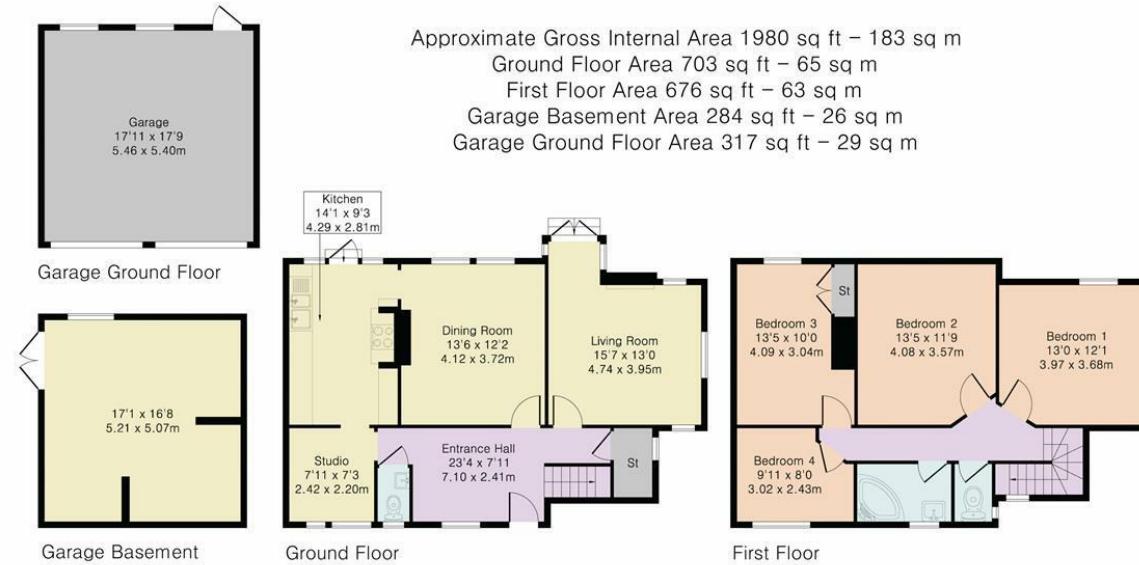
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Proposed Lower Ground Floor



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



PINK PLAN

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 practice. 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.



Steven Oates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com