



Bengeo Street, SG14 3EY
Hertford





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Kings Group are delighted to present this WELL PRESENTED THREE BEDROOM END OF TERRACED HOUSE, located in the sought after BENGEO AREA!

****GUIDE PRICE £450,000 - £475,000****

Approaching the property, you are welcomed by a front garden which leads through to the main entrance.

Stepping into the entrance hall, there is a convenient downstairs WC positioned to the left, while to the right is the spacious open-plan lounge and dining area. This versatile reception space provides an excellent area for both relaxing and entertaining, with the layout continuing through towards the rear of the property.

To the rear of the ground floor is the fitted kitchen, offering practical workspace and storage with access and views towards the rear garden.

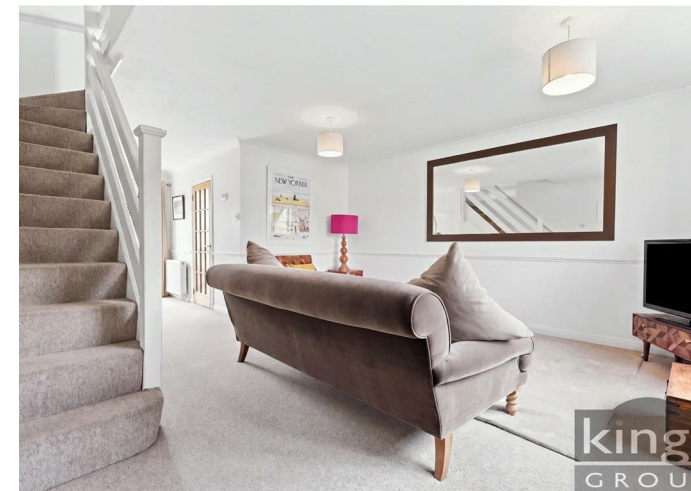
Moving upstairs, the first floor provides three bedrooms, comprising two good-sized double bedrooms and a single bedroom, making the property well suited to families, first-time buyers or those requiring a home office or guest room.

The accommodation is completed by a family bathroom, serving all three bedrooms.

Outside, the property benefits from a rear garden, providing a pleasant private outdoor space and further enhanced by side and rear access. To the rear, there is also a garage, providing useful additional storage or parking.

Overall, this well-proportioned three-bedroom end-of-terrace home offers versatile living accommodation across two floors, together with front and rear gardens, side access and a rear garage

Guide Price £450,000



- **THREE BEDROOM END OF TERRACED HOUSE**
 - **FREEHOLD**
 - **SOUGHT AFTER LOCATION**
 - **CLOSE TO SOUGHT AFTER SCHOOLS**
 - **SPACIOUS BEDROOMS**
- **CHAIN FREE**
 - **GUIDE PRICE £450,000 - £475,000**
 - **IDEAL FAMILY HOME**
 - **EASY ACCESS TO HERTFORD NORTH AND EAST STATIONS**
 - **GARAGE TO REAR**

Location
Situating in the highly sought-after Bengoe area of Hertford, this property enjoys a prime position within one of the town's most desirable residential neighbourhoods. Bengoe is renowned for its attractive mix of period homes and modern properties, leafy surroundings, and strong sense of community. Hertford town centre is within comfortable walking distance, offering an excellent selection of independent boutiques, cafés, restaurants, supermarkets and leisure facilities. In addition both Hartham Common and the River Beane are close by providing attractive open spaces for walking, cycling and recreation

Travel Links
For commuters, both Hertford North and Hertford East railway stations are easily accessible, providing regular services to London King's Cross, Moorgate and Liverpool Street. The A10 and A414 are also nearby, offering convenient road links to the M25, A1(M), Cambridge and surrounding towns.

Local Schools
The property is ideally situated for an excellent selection of highly regarded schools, making it particularly appealing to families. Bengoe Primary School, rated Outstanding by Ofsted, is within easy walking distance, while the well-respected Duncombe School provides an excellent independent preparatory option. Secondary education is equally well catered for, with the highly acclaimed Simon Balle All-Through School, Richard Hale School and The Sele School all within easy reach. A number of other well-regarded primary schools are also nearby, ensuring a wide range of educational opportunities for children of all ages. Prospective purchasers are advised to make their own enquiries regarding school catchment areas and admissions criteria.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC - C
Service Charge - £560 Per Annum (Approx)





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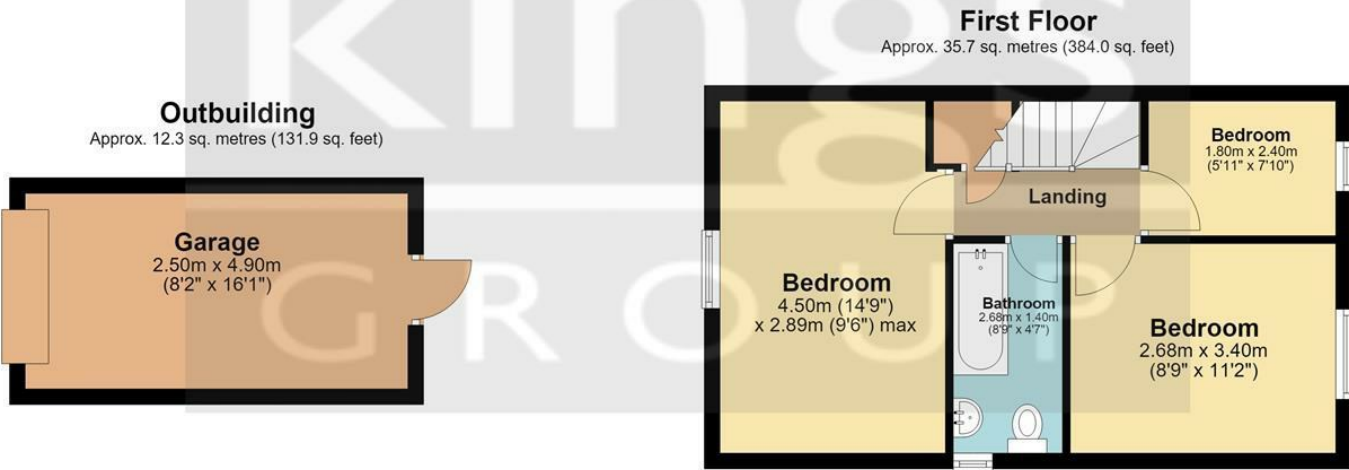
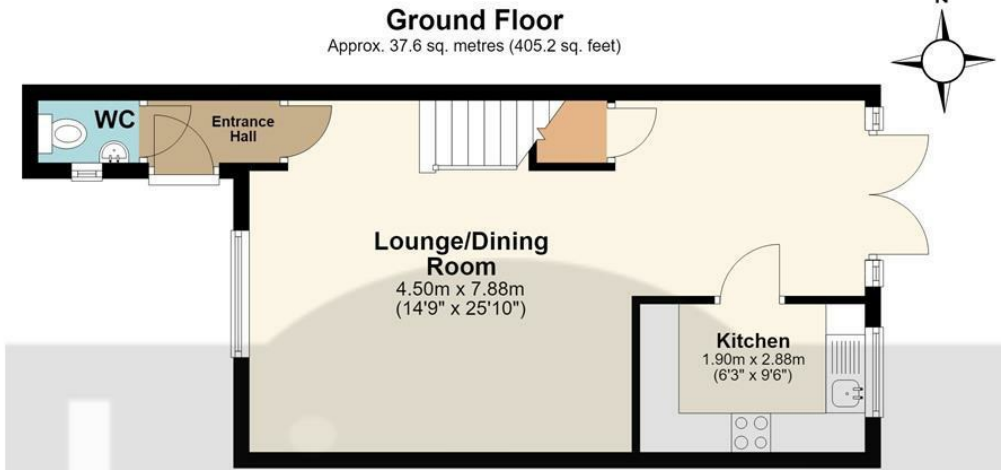
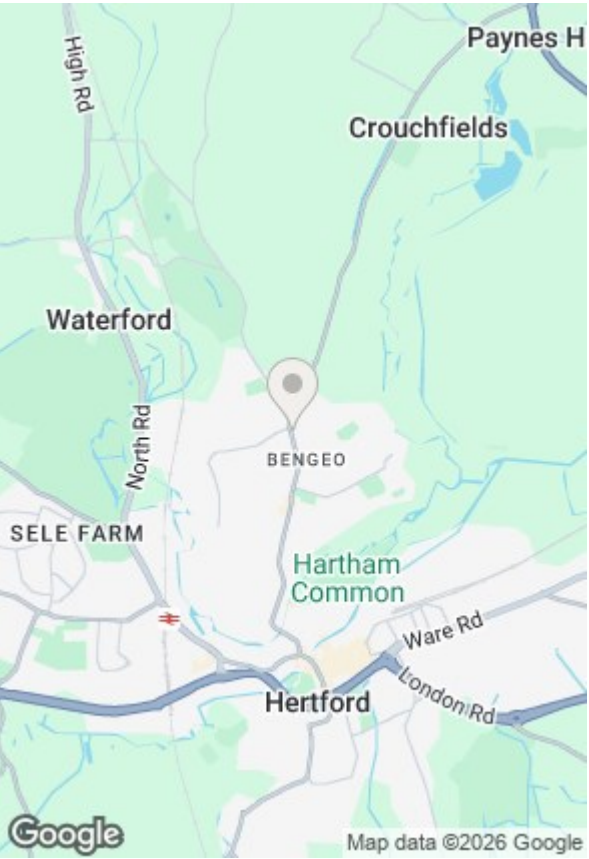


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

