

13, Gosselin Road, Bengeo
SG14 3LG
Price Guide £470,000

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13 Gosselin Road, Bengeo, Herts, SG14 3LG

A well-presented two/three-bedroom semi-detached family home, ideally situated along a popular residential road in the heart of Bengeo. The property offers stylish and versatile accommodation, comprising an entrance hall, a spacious living room, a refitted kitchen opening into a bright glazed dining room, and a ground floor bathroom. On the first floor, there are two generously proportioned bedrooms, together with a smaller third bedroom, ideal for use as a child's bedroom, nursery or home office. Externally, the property benefits from driveway parking to the front and a good-sized landscaped rear garden, providing an attractive space for outdoor entertaining and family enjoyment.

Located within the heart of Bengeo, the property offers excellent access to the ever popular Bengeo JMI school and is just over a mile from Hertford North train station which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes). Whilst there are a choice of localised shops including a Co-Op and pubs, Hertford town centre is also about 1 mile away providing a larger choice of shops and restaurants, along with the newly regenerated theatre/cinema.



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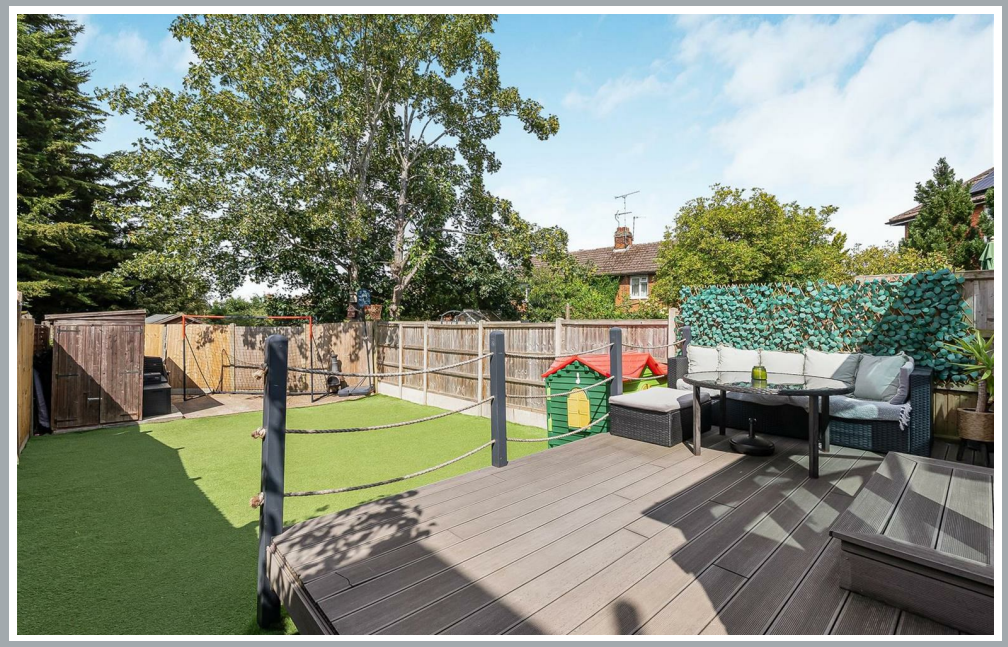








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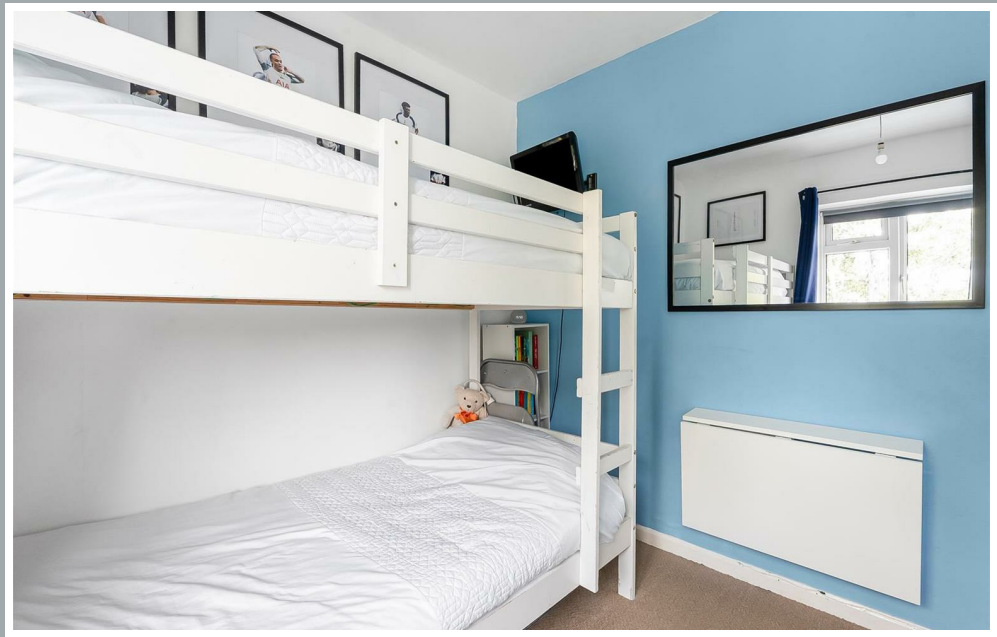






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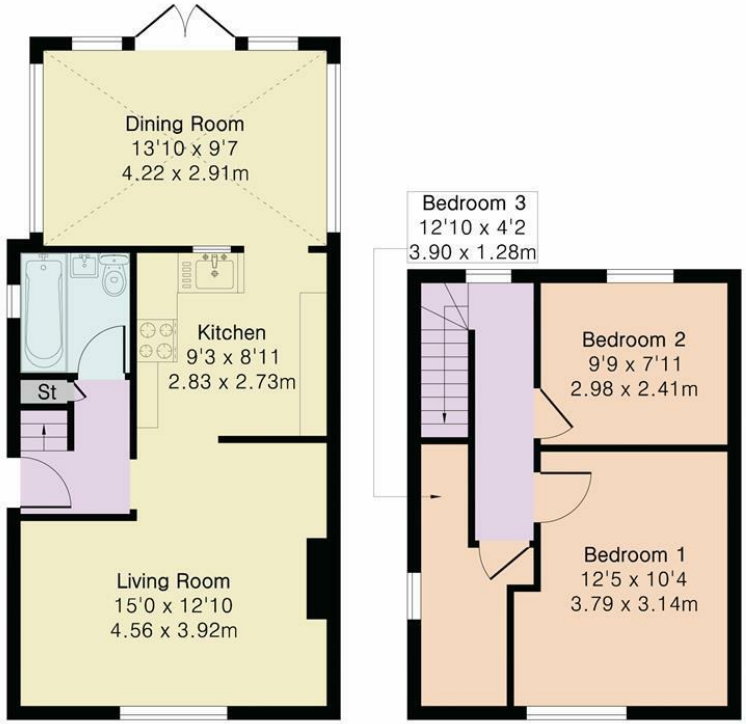
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Approximate Gross Internal Area 777 sq ft - 72 sq m

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 309 sq ft – 29 sq m



PINK PLAN

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.

Steven Oates

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