



9, Lys Hill Gardens, Bengoe

SG14 3EH

Guide Price £550,000



stevenoates.com



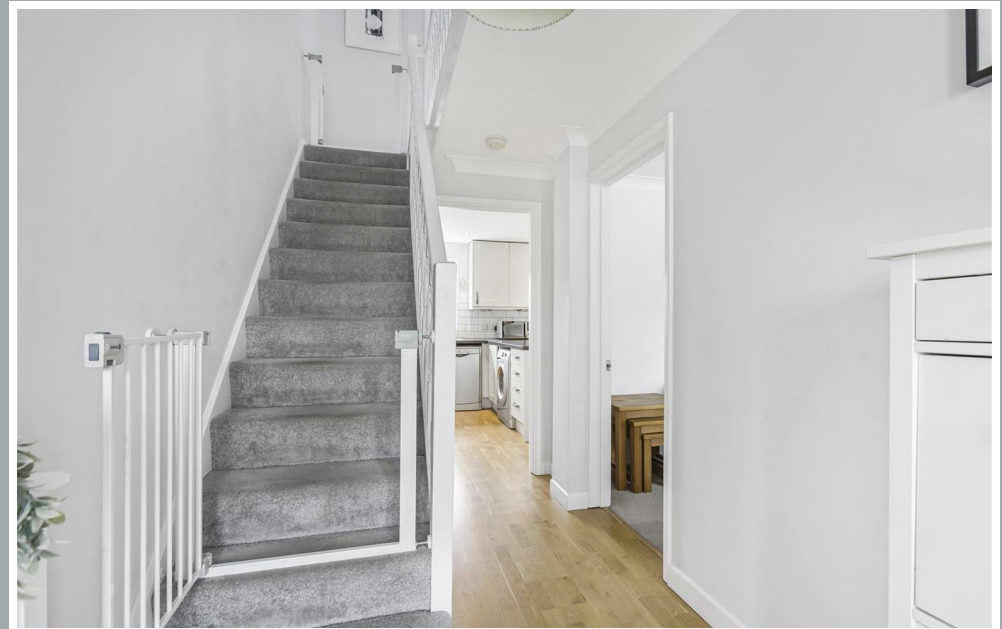
9 Lys Hill Gardens, Bengeo, Hertfordshire, SG14 3EH

Steven Oates are delighted to offer this rarely available three-bedroom mid terraced home which is perfectly positioned in this quiet and popular cul-de-sac right in the heart of Bengeo. This deceptively spacious home offers flexible living accommodation and amazing potential with scope for further extensions (STPP). The property is arranged over two levels and comprises of a spacious entrance hallway, sitting room and kitchen/diner. On the first floor, there are three good sized bedrooms and four piece bathroom suite. Externally, there is off street parking and a mature rear garden which benefits from part of the garage being converted into a home office.

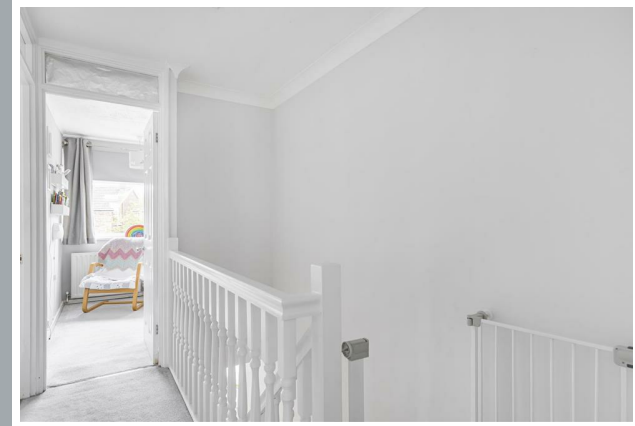
Lys Hill Gardens is a quiet and sought after cul-de-sac positioned just off The Avenue which is one of Hertford's most desirable residential streets. This property offers incredibly easy access to local shops which are just on The Avenue and Bengeo Primary school is within striking distance for any families with children. For the commuter, Hertford North train station is only a short distance away (0.7m) which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).



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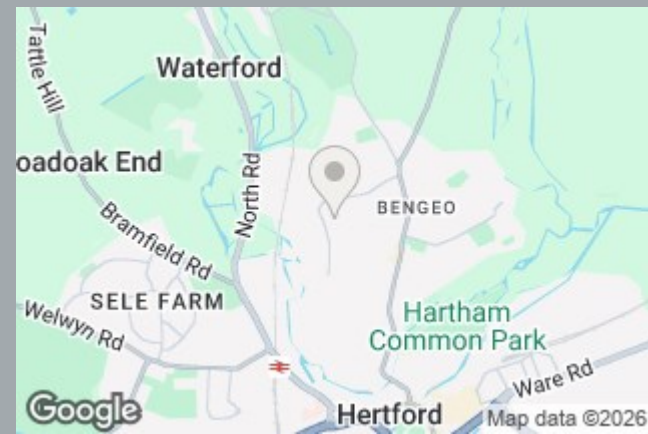


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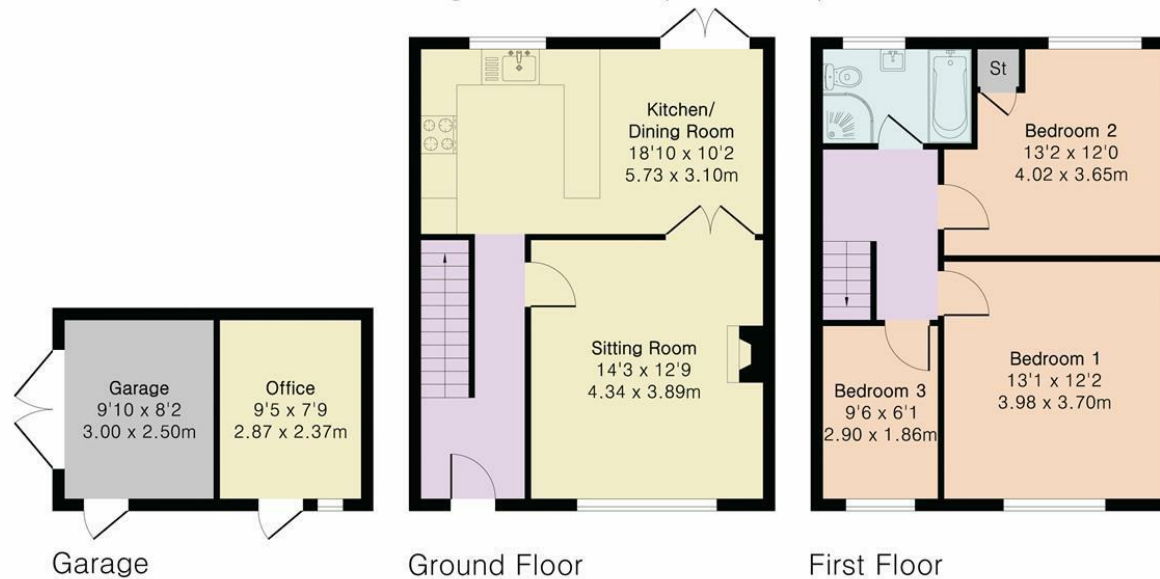
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Approximate Gross Internal Area 1090 sq ft - 101 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 465 sq ft – 43 sq m

Garage Area 160 sq ft – 15 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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