



108, Duncombe Road, Bengoe
SG14 3DA
£700,000



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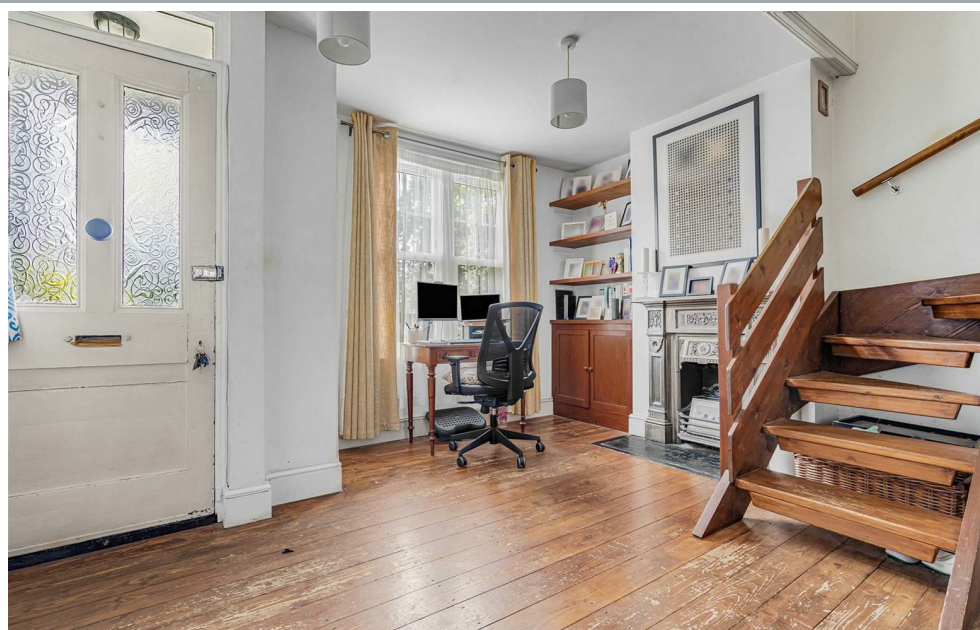
108 Duncombe Road, Bengeo, Herts, SG14 3DA

******CHAIN FREE****** An attractive and extended three-bedroom Edwardian end-of-terrace character home, ideally situated on one of Bengeo's most sought-after roads and within easy reach of local amenities. Arranged over three floors, the property offers approximately 1,030 sq ft of well-presented accommodation. The ground floor features a spacious 24ft through lounge, leading seamlessly into an extended kitchen/dining room, creating an excellent space for both everyday living and entertaining. A useful cloakroom/utility room is accessed from the kitchen. The first floor comprises two generous double bedrooms and a well-appointed family bathroom, while the second floor is dedicated to a further spacious double bedroom. Externally, the property benefits from off-street parking to the front and a superb west-facing rear garden extending in excess of 100ft. Further benefits include no onward chain, making this an ideal opportunity for buyers seeking a smooth and straightforward purchase.

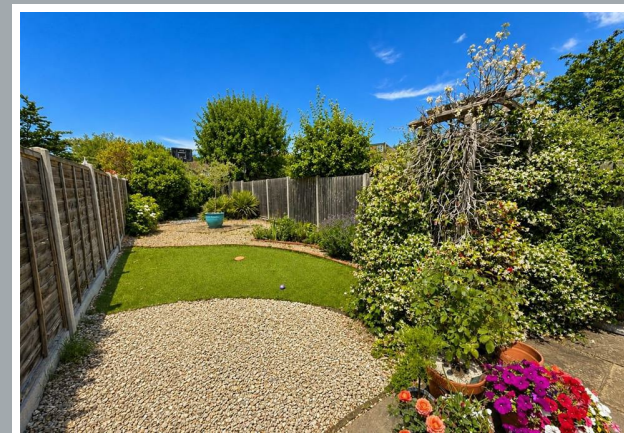
Duncombe Road is only a 10-minute walk from Hertford North railway station with regular services to London. Hertford has a very good range of local facilities with quaint shops, restaurants, and supermarkets. Hertford Town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure facilities close to hand, including Hartham Common only a ten-minute walk away with riverside walks and cycling, Activity Centre, swimming pool and tennis courts.



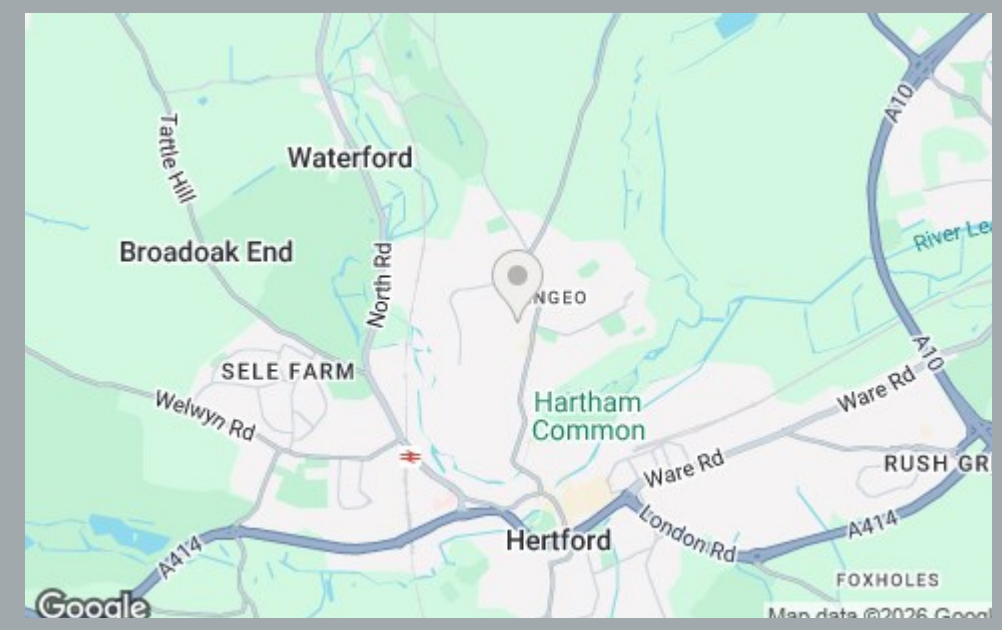
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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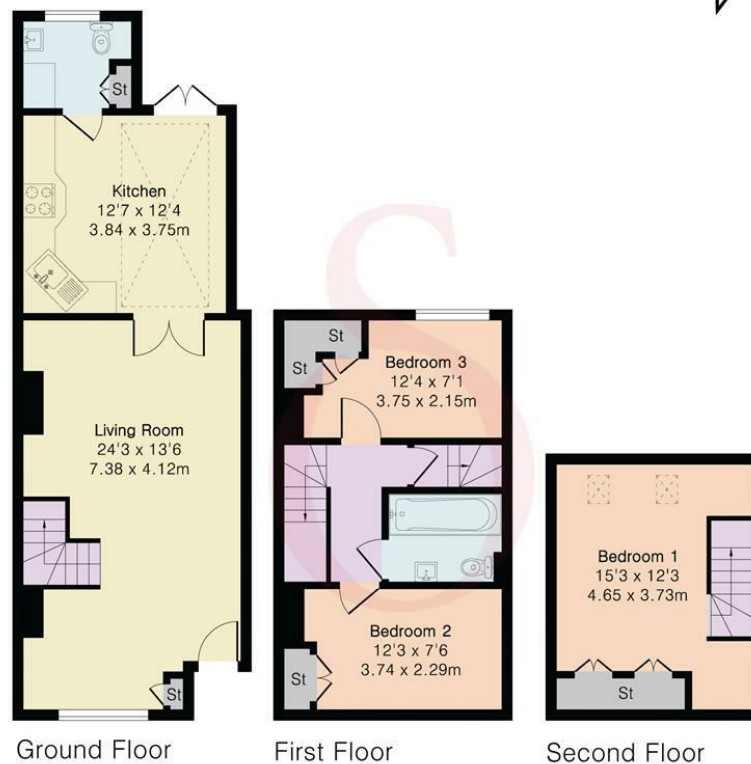
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Approximate Gross Internal Area 1030 sq ft - 95 sq m

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 327 sq ft – 30 sq m

Second Floor Area 187 sq ft – 17 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.



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



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