



Southgate, Duncombe Road, Bengoe

SG14 3BU

Price Guide £1,100,000



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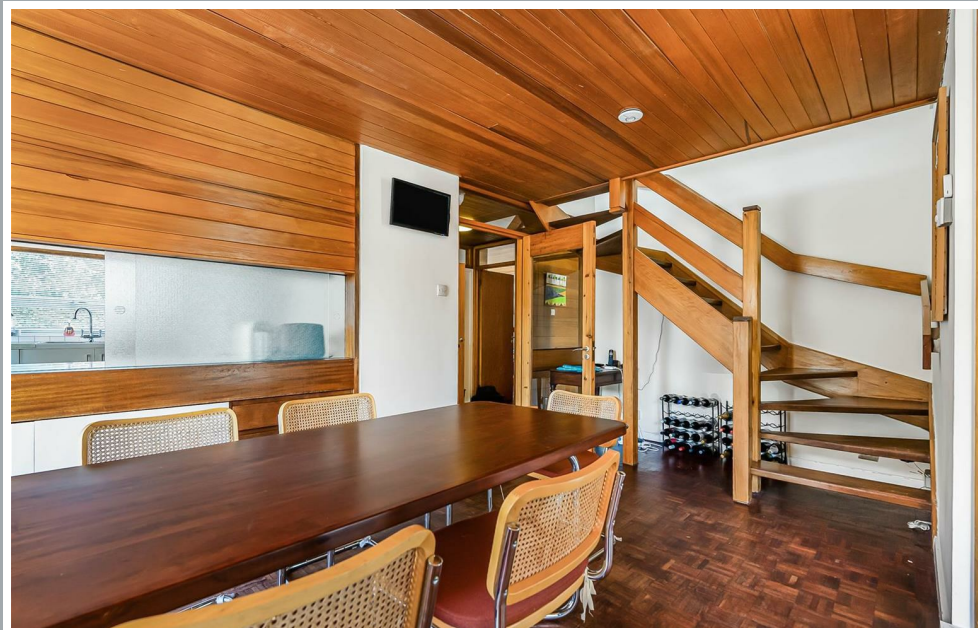
Southgate Duncombe Road, Bengeo, Herts, SG14 3BU

Situated on the highly desirable Duncombe Road in Hertford, this architect designed detached house offers a blend of space, comfort and modern living. The main house was built in 1964. It boasts an impressive layout with entrance hallway, ground floor cloakroom, fitted kitchen, study, den/playroom, open plan living/dining room, utility room, and large conservatory with bi folding doors to the garden. On the first floor there are three well-appointed double bedrooms, one good size single bedroom, an ensuite shower to the main bedroom and a family bathroom. In addition to the main house, there is a one bedroom detached annex, complete with kitchen, lounge/dining area, ground floor bedroom with ensuite shower room and a first floor bathroom. This versatile space could easily be integrated into the main house to create one very impressive property. Alternatively, it presents a rare opportunity for multi-generational living, guest accommodation, a home office or potential rental income. The exterior of the property is equally impressive, featuring a large private driveway that can accommodate many vehicles, along with a double garage for additional storage. There is a good sized secluded garden. This exceptional property is a rare find and offers a range of potential buyers the opportunity to own a unique stunning property.

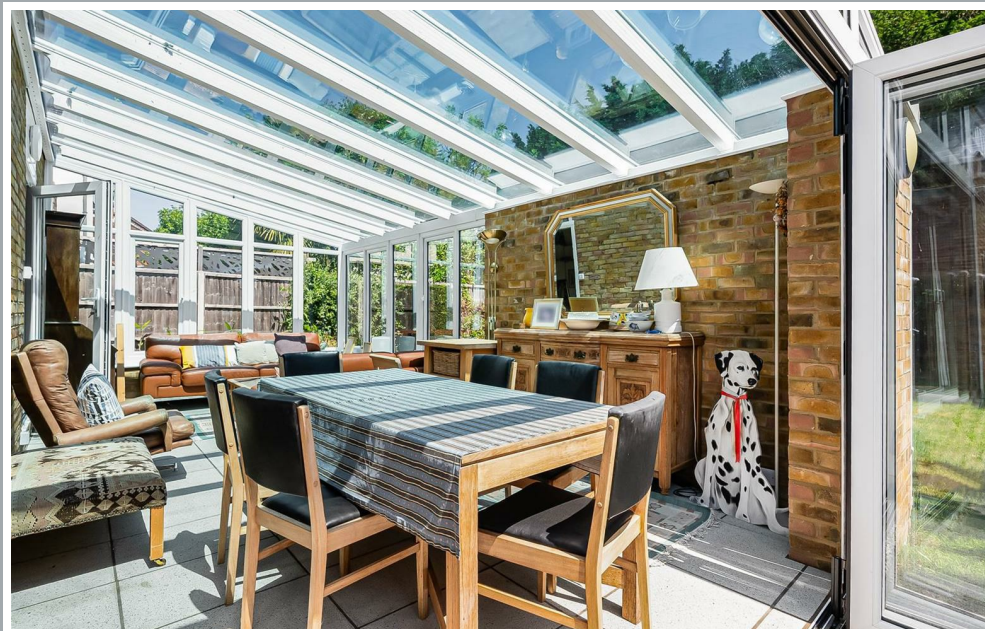
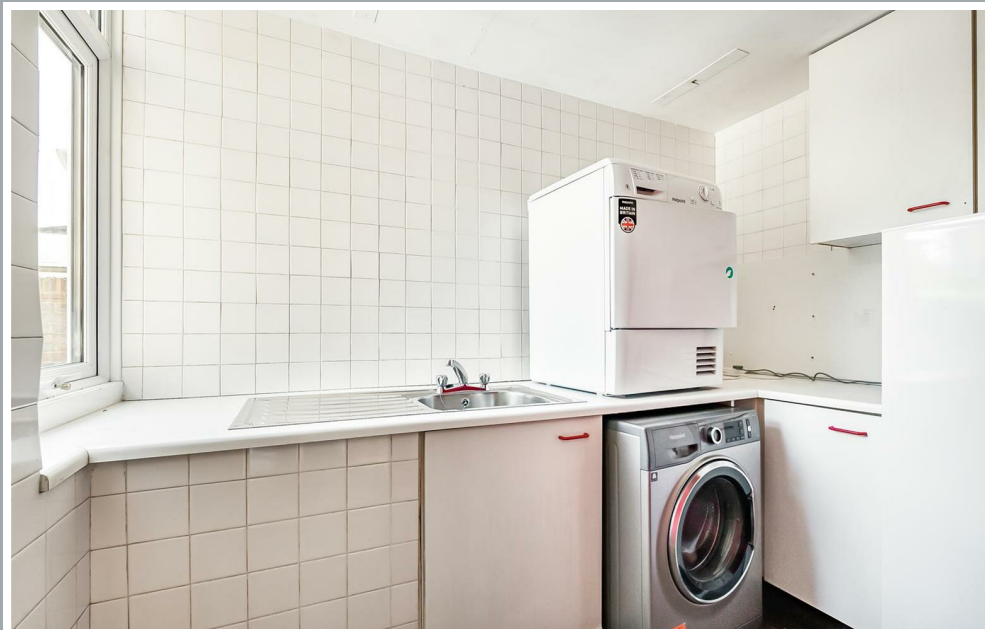
The property is in an ideal location in the heart of leafy Bengeo with access to favoured primary schooling and is only 0.6 miles from Hertford North mainline station serving London's Moorgate and Kings Cross.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



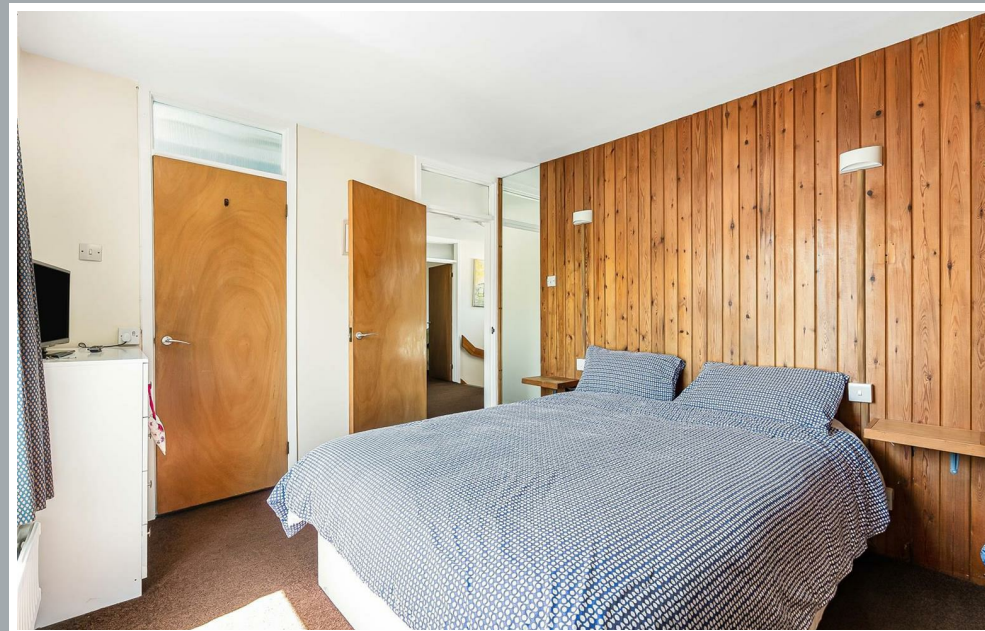
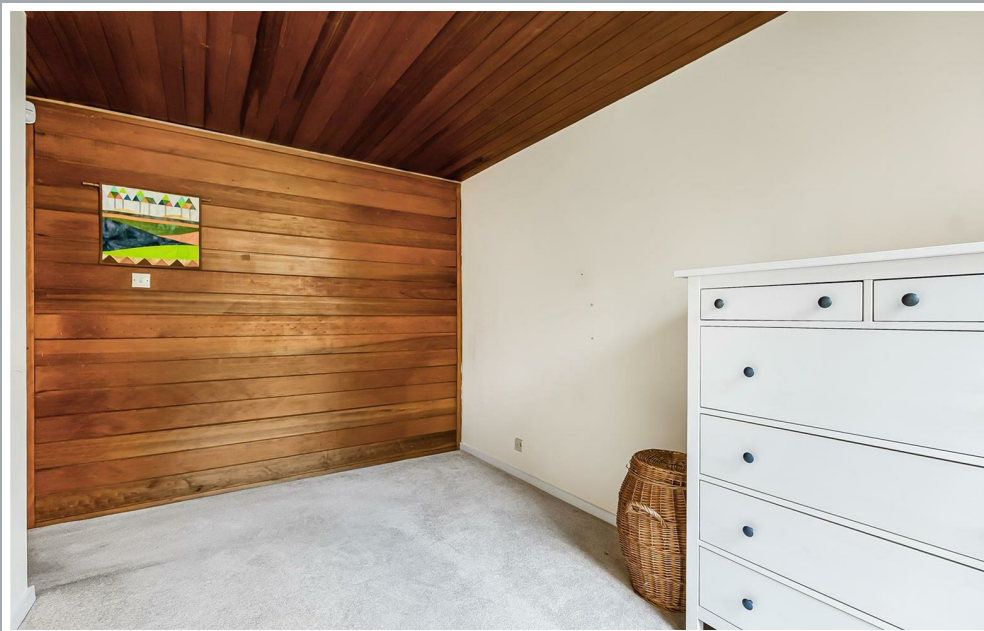
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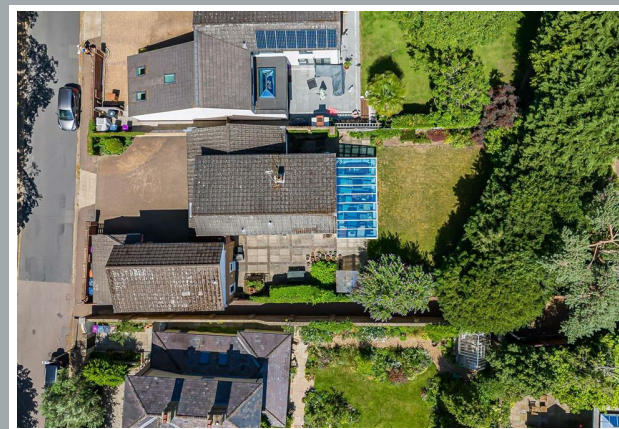
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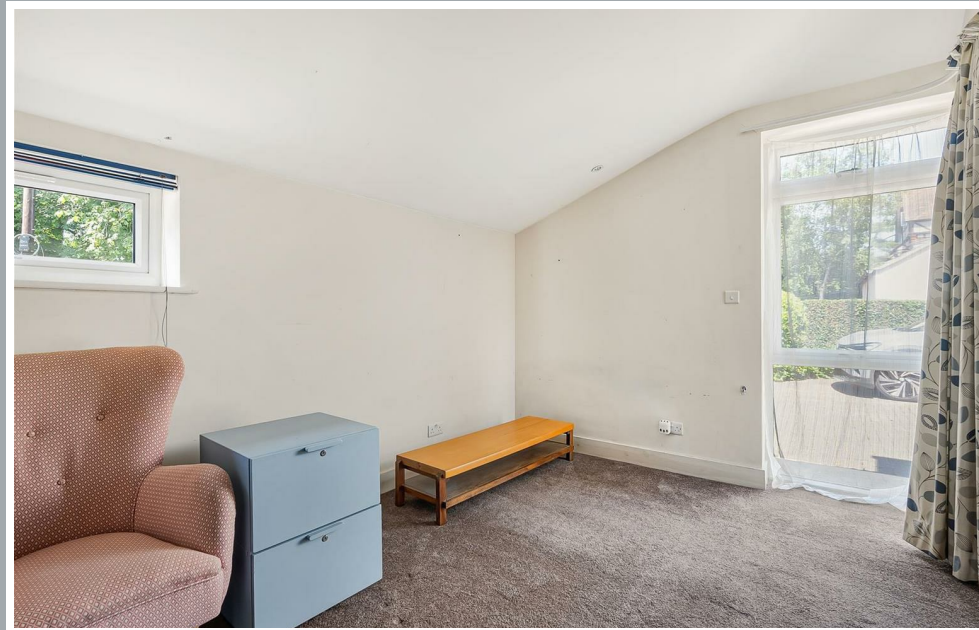
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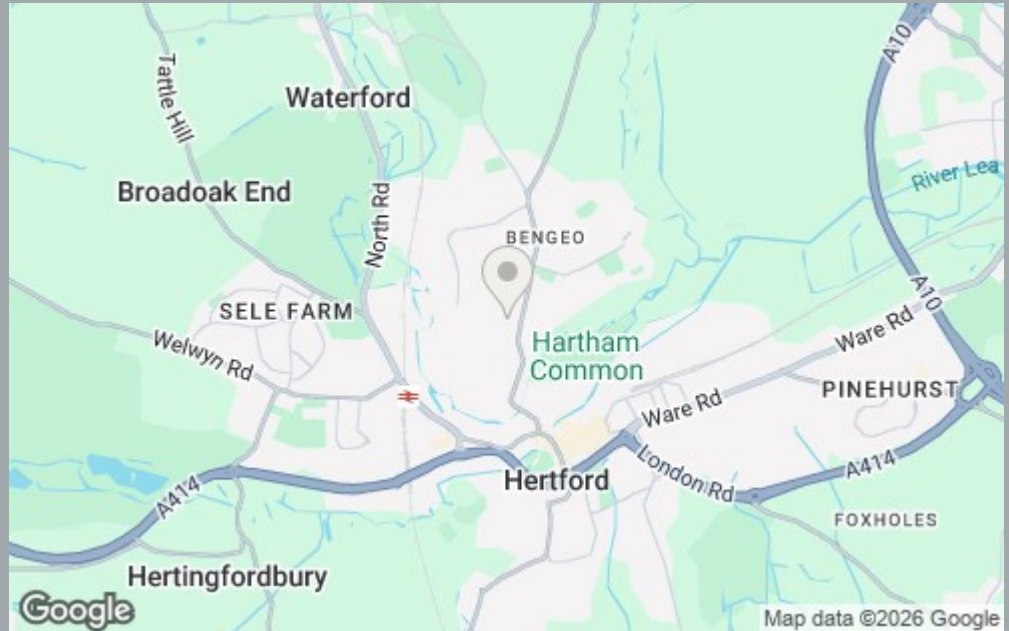
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Approximate Gross Internal Area 2905 sq ft - 269 sq m

Ground Floor Area 1143 sq ft – 106 sq m

First Floor Area 680 sq ft – 63 sq m

Annex Ground Floor Area 625 sq ft – 58 sq m

Annex First Floor Area 457 sq ft – 42 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.



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