

Old Coach House, 2b Bengeo Street, Bengeo
SG14 3ES
Price Guide £1,450,000

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Old Coach House 2b Bengeo Street, Bengeo, Herts, SG14 3ES

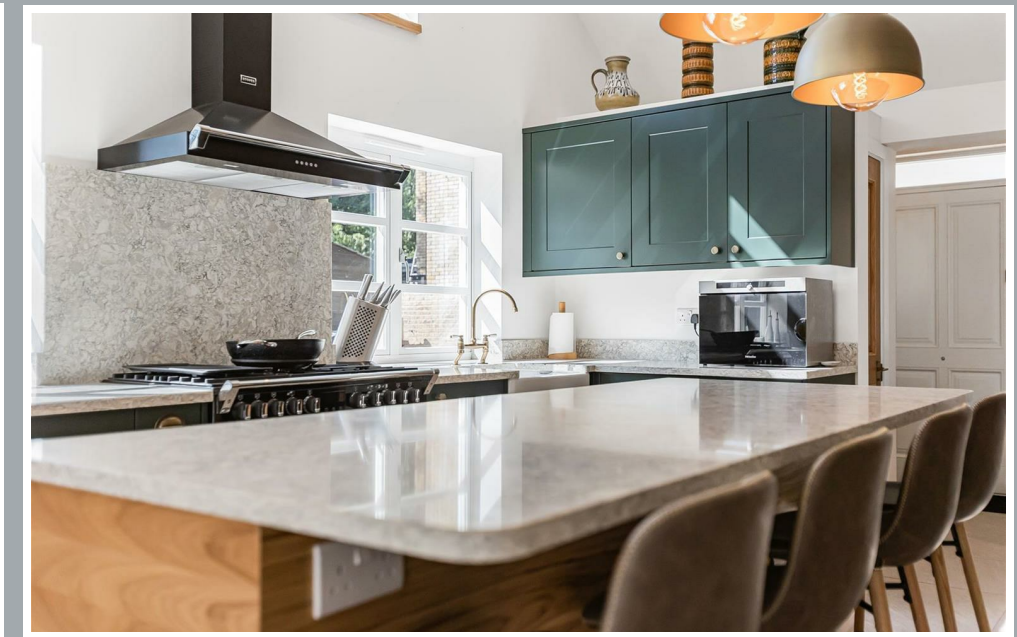
A rare opportunity to acquire a beautifully converted detached single-storey residence, originally a former coach house, enjoying a peaceful and leafy setting. Extensively remodelled throughout, the property seamlessly combines authentic period character with exceptional contemporary design and high-quality finishes. The accommodation is entered via a welcoming entrance hallway with a guest cloakroom and a separate utility room, leading through to the stunning open-plan living space. The brand-new bespoke kitchen flows effortlessly into the dining and entertaining area, creating the perfect hub for modern family life. Full-width bi-folding doors open onto the garden, while exposed original beams and a feature log-burning stove add warmth and character to this impressive room. Complementing the open-plan space is a generously proportioned separate sitting room, which also enjoys direct access to the garden, offering additional flexibility for relaxing or entertaining. The principal bedroom benefits from bespoke fitted wardrobes and a luxurious en-suite bathroom. Two further well-proportioned bedrooms are served by a stylish family bathroom, all accessed from an architecturally designed hallway. A particular feature of the property is the fully self-contained one-bedroom annexe, connected to the main house yet with its own private entrance. Ideal for multi-generational living, guest accommodation or those working from home, it comprises an entrance hall, shower room, living room and a staircase leading to a first-floor double bedroom with an en-suite bathroom.

The property enjoys a secluded, tucked-away position at the end of a long private driveway in the heart of the leafy and highly sought-after Bengeo area. Both Hertford East and Hertford North railway stations are within easy reach, offering fast and convenient services to London Moorgate, King's Cross and Liverpool Street. Hertford town centre is also nearby, providing an excellent range of independent shops, cafés, restaurants and everyday amenities.



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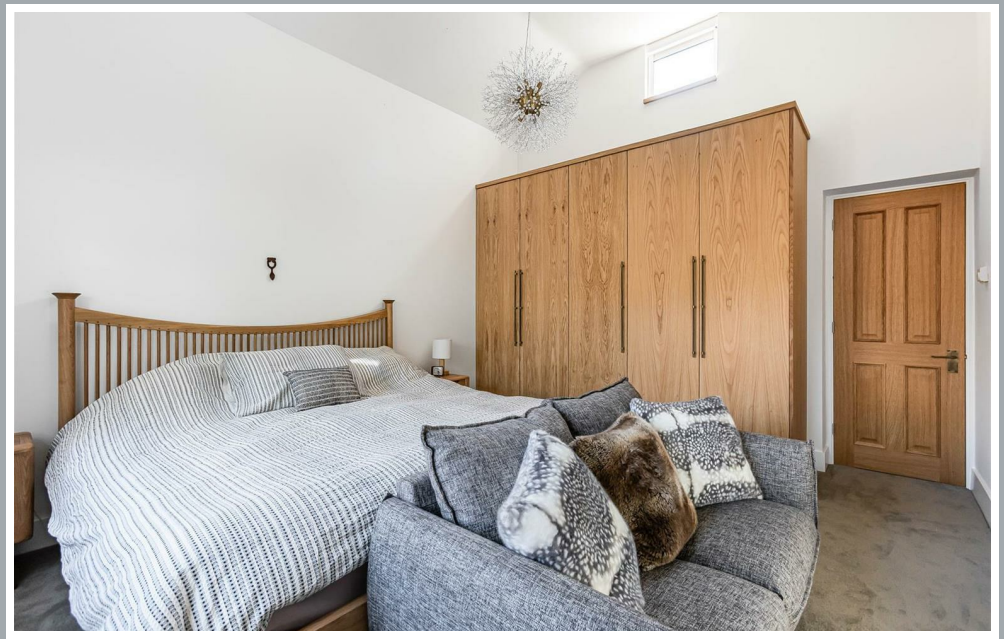


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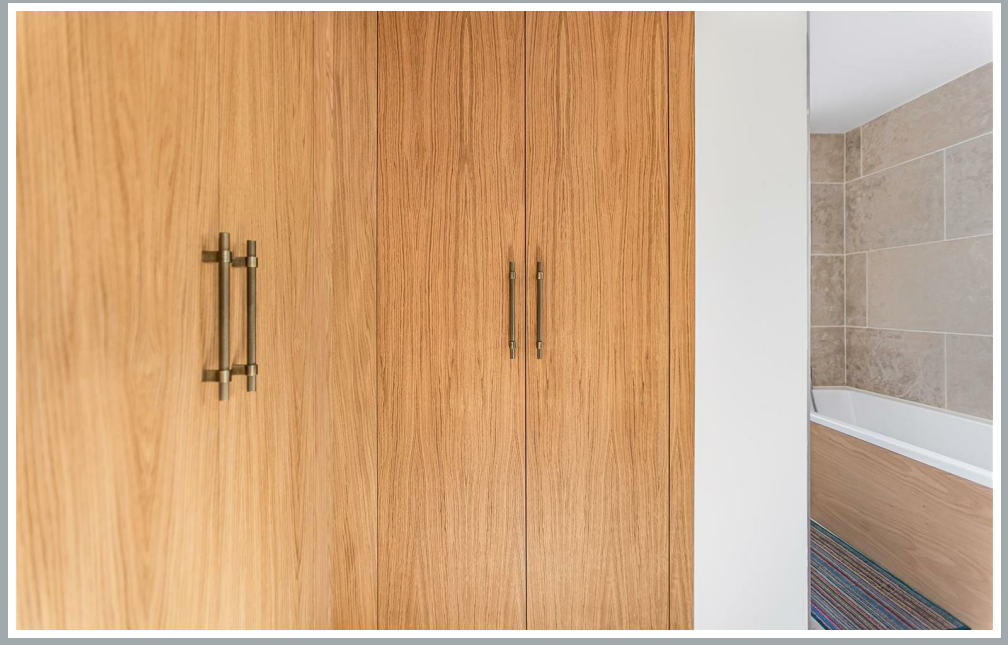






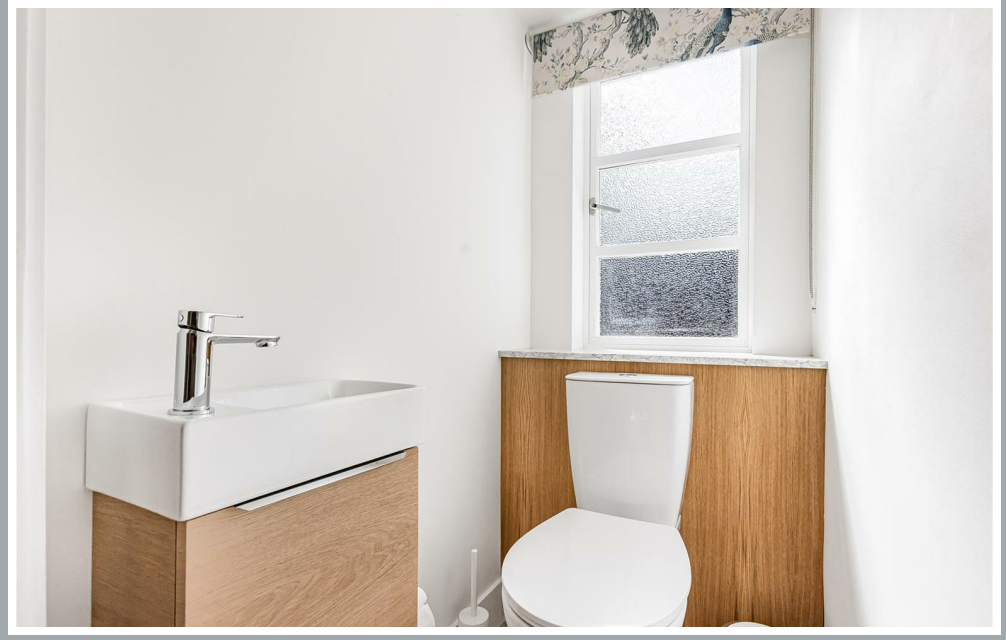


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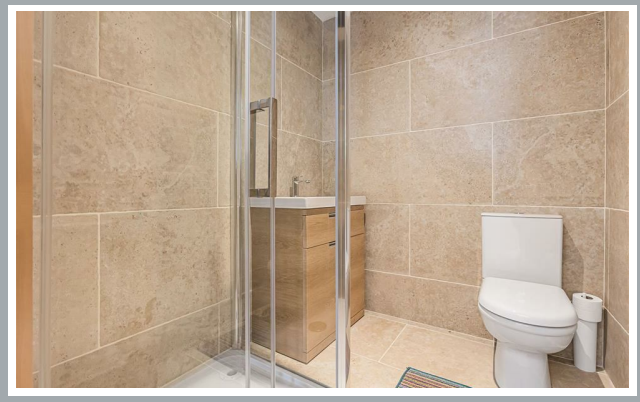




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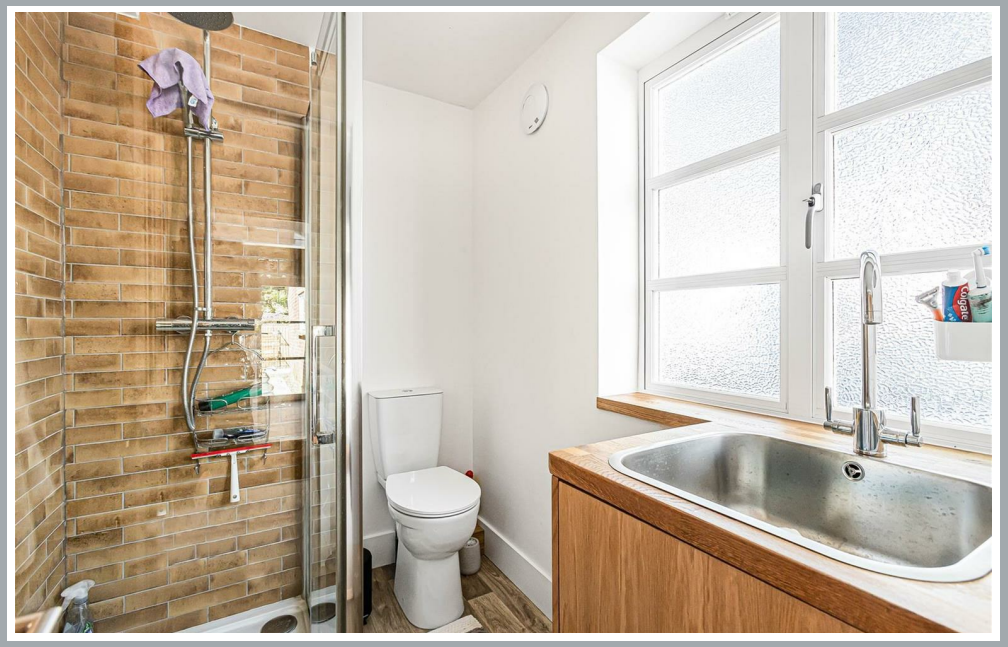


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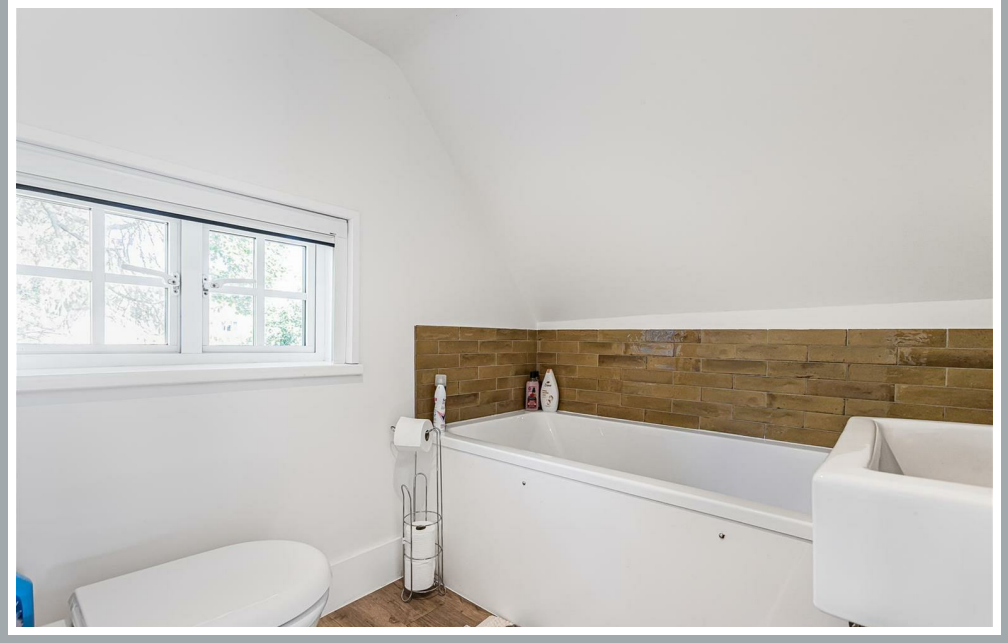




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Approximate Gross Internal Area 1981 sq ft - 184 sq m
(Excluding Garage)
Ground Floor Area 1800 sq ft – 167 sq m
Annex First Floor Area 181 sq ft – 17 sq m
Garage Area 423 sq ft – 39 sq m



PINKPLAN

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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