



12, Desborough Close, Bengoe

SG14 3EG

Guide Price £700,000



stevenoates.com



12 Desborough Close, Bengeo, Herts, SG14 3EG

An extended four-bedroom semi-detached family home, ideally situated on a highly sought-after residential road close to Bengeo Primary School. Offering spacious and well-balanced accommodation extending to approximately 1,122 sq ft, the property is arranged over two levels. The ground floor features a welcoming entrance hallway providing access to a ground floor cloakroom, lounge and kitchen. The dining room can be accessed from both the living room and the kitchen. On the first floor, there are four generously sized bedrooms, a family bathroom and an additional shower room. Externally, the property benefits from off-street parking, access to a garage, and a mature rear garden. There is further potential to extend, subject to the usual planning consents. The home is offered to the market with no onward chain.

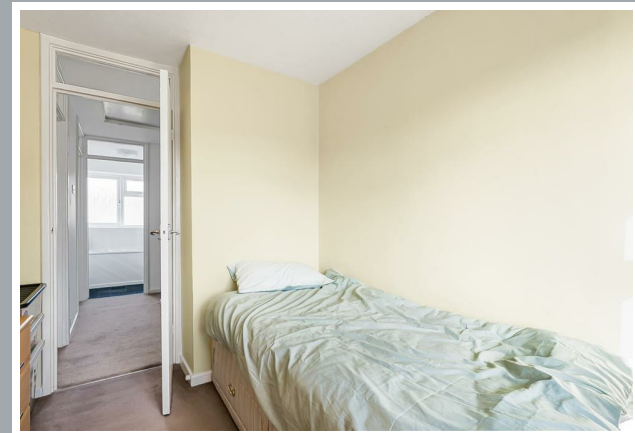
Located within the heart of the popular 'Molewood Development' the property is only a short distance from the highly acclaimed Bengeo Primary School. The nearby parade of shops offers localised facilities, whilst Hertford town centre is just over 1 mile away offering a wider variety of shops and restaurants. Hertford North mainline train station is approximately 1.5 miles away providing regular services to London.



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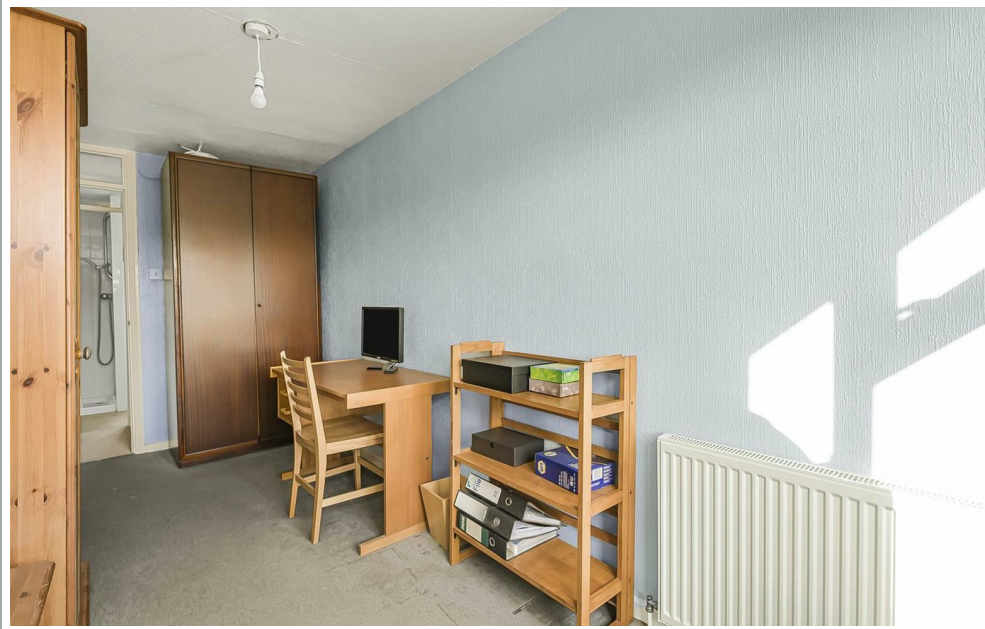


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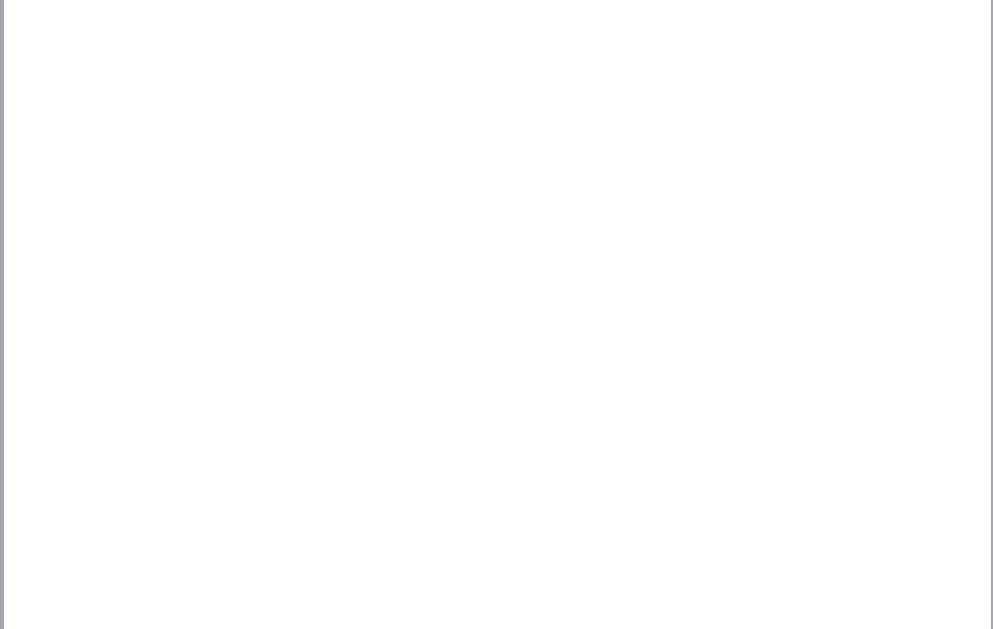


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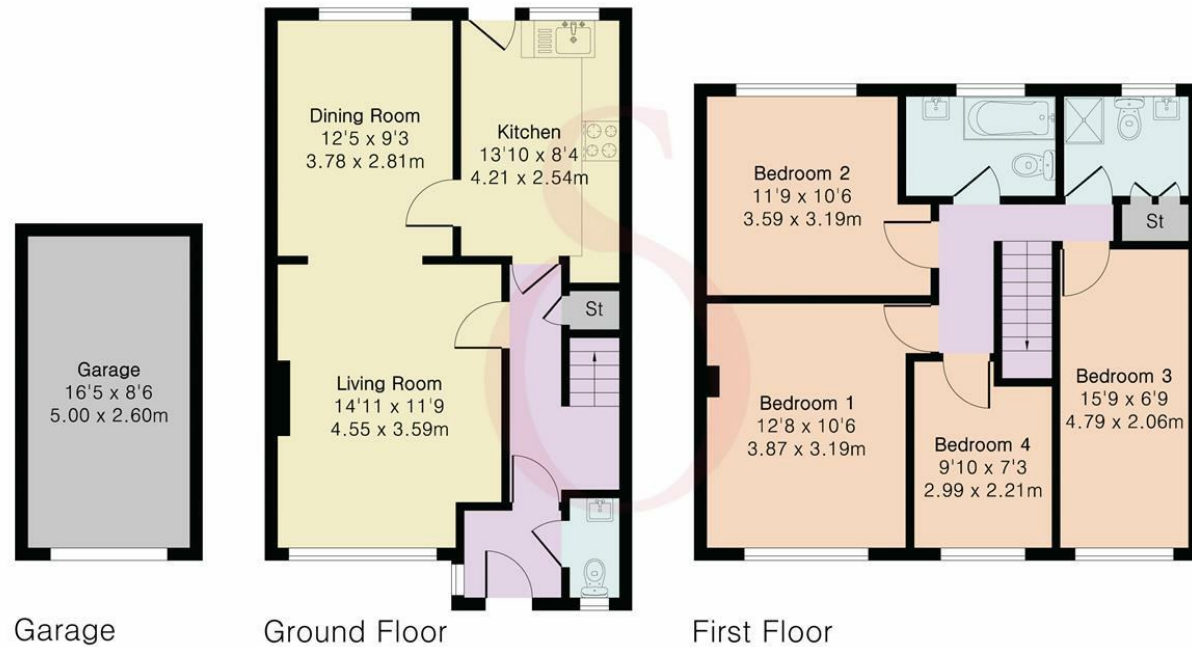
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**Approximate Gross Internal Area 1122 sq ft - 104 sq m
(Excluding Garage)**

Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 602 sq ft – 56 sq m

Garage Area 140 sq ft – 13 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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