

shepherds

A better home
moving experience



33 Bengeo Mews
Bengeo, SG14 3TL

Price Guide £250,000



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Bengeo, SG14 3TL

EXTENDED LEASE- arranged around a 400 year old Cedar Tree within this small and select mews at the very top of Bengeo set within delightful communal grounds. This well presented and fully double glazed home offers an excellent opportunity for both first time buyers and potential investors with accommodation to include lounge/diner, modern fitted kitchen and luxury contemporary bathroom suite with under floor heating. With the additional benefit of allocated parking for one car plus casual visitors spaces and a lease with 205 years remaining.

Front door leading into:

Entrance Lobby:

UPVC double glazed window to side, electric storage heater, cupboard housing meters and fusebox and door leading into:

Lounge/Diner:

19'5" x 15'0" (5.92 x 4.57)

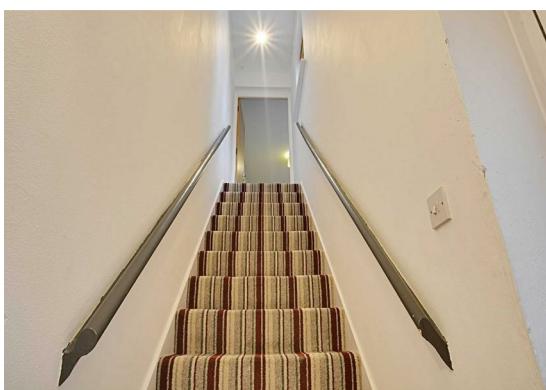
UPVC double glazed window to front, electric Dimplex storage heater with programmer, television and telephone points, door to inner lobby and archway through to:

Kitchen:

7'11" x 5'11" (2.41 x 1.80)

UPVC double glazed window to side, fitted with a range of modern base and wall cupboards with roll edge work surfaces over incorporating circular stainless steel sink unit with mixer tap over and separate circular drainer, appliance space for fridge freezer and washing machine with plumbing provided, tiled splash backs, built in stainless steel Neff oven with separate ceramic hob and stainless steel extractor hood over.





Inner Lobby:

Doors to:

Bedroom:

10'11" x 10'9" (3.33 x 3.28)
UPVC double glazed window to rear,
electric Dimplex panel heater with
programmer and airing cupboard with hot
water cylinder.

Luxury Bathroom:

7'6" x 5'4" (2.29 x 1.63)
Luxury refitted bathroom suite comprising
concealed cistern WC, vanity wash hand
basin with mixer tap, panel enclosed bath
with mixer tap and separate shower over
with glass screen, recessed spot lights,
extractor fan, fully tiled room with under
floor heating, chrome heated towel rail
with thermostat, heated mirror with
lighting and shaver point.

Allocated Parking:

One allocated parking space located close
by with additional visitors spaces
available.

Communal Gardens:

Well tended attractive communal gardens
surrounding a feature central Cedar tree
reputed to be in the region of 400 years
old.

Tenure:

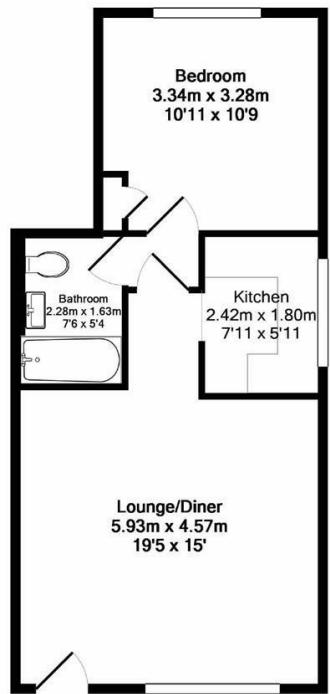
Leasehold: 205 years remaining.
Service Charge: £1400 (approx) per annum
to include buildings insurance, general
grounds maintenance and window
cleaning.
Ground Rent: Nil

Vendors comments

Great Location for Hertfordshire
countryside, quiet setting. Just over 15
minutes to both train stations.

Material Information -
<https://t.shepherdsofherford.co.uk/bp629>

Floor Plan



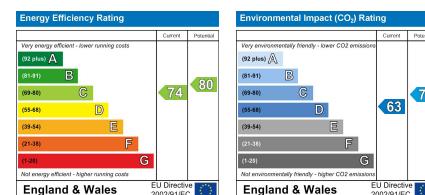
Total Approx. Floor Area 41.7 Sq.M. (449 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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