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moving experience



45A Duncombe Road  
Bengeo, SG14 3BZ

**Guide Price £775,000**



## 45A Duncombe Road

Bengeo, SG14 3BZ

Situated on one of Bengeo's most sought-after roads, this well-presented four bedroom, two bathroom end-of-terrace home offers excellent family living space, a generous garden and off-street parking for two cars. All within easy reach of Hertford North Station and highly regarded local schools.

The ground floor is particularly impressive, centred around a large open-plan kitchen/dining space designed very much for modern living. The kitchen features a central island and ample storage, with bi-folding doors opening directly onto a substantial rear garden - creating a seamless indoor/outdoor feel during the warmer months. The garden itself is a real asset, offering great space for families along with a large shed and additional outbuilding to the rear.

To the front of the property is a separate living room with a bay window, adding character and a more traditional reception space away from the main hub of the home. A welcoming entrance hallway and downstairs WC complete the ground floor accommodation.

Upstairs, there are four bedrooms, including two particularly generous doubles. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom.

Duncombe Road remains one of Bengeo's most desirable addresses, known for its strong community feel and convenient access to both town and countryside. Hertford North Station is just a short walk away, providing direct links into London, and the area is well served by some of Hertford's most highly regarded schools.

A well-balanced family home in a prime Bengeo location.

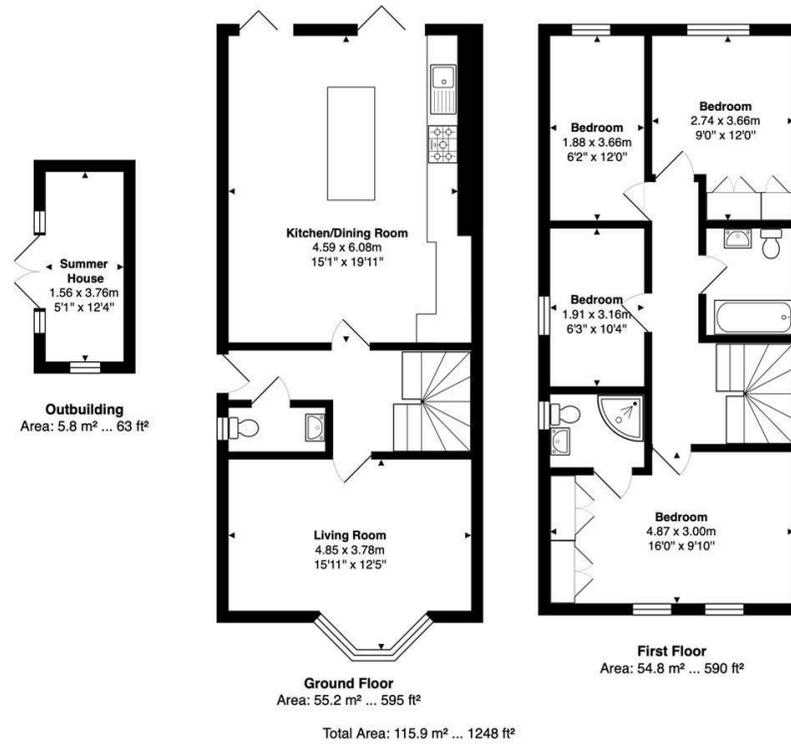




- Four bedroom end-of-terrace family home
- Situated on one of Bengo's most sought-after roads
- Driveway providing off-street parking for two vehicles
- Large open-plan kitchen/dining space with central island
- Bi-folding doors opening directly onto the rear garden
- Separate front living room with bay window
- Principal bedroom with built-in wardrobes and en-suite shower room
- Modern family bathroom serving the remaining bedrooms
- Generous rear garden with large shed and additional outbuilding
- Short walk to Hertford North Station and close to highly regarded schools



## Floor Plan

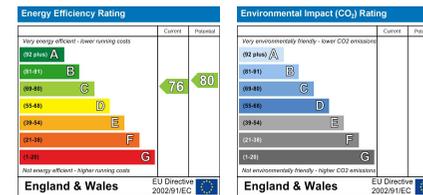


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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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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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