



76, Duncombe Road, Bengoe
SG14 3BZ
Guide Price £650,000



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76 Duncombe Road, Bengeo, Herts, SG14 3BZ

An attractive and extended three-bedroom Edwardian end-of-terrace character home, ideally positioned on one of Bengeo's most sought-after roads and within easy reach of local amenities. Arranged over three floors, the property offers approximately 1,095 sq ft of beautifully presented and well-proportioned accommodation. The ground floor comprises a welcoming entrance hallway, a comfortable lounge, separate dining room and a modern kitchen positioned to the rear, with direct access to the garden. On the first floor are two generous double bedrooms and a spacious three-piece family bathroom, with stairs rising to the second floor where a further double bedroom can be found. Externally, the property benefits from off-street parking and a mature rear garden, thoughtfully landscaped by the current owner to create an attractive outdoor space. The property is offered to the market with no onward chain, making it an excellent opportunity to acquire a charming period home in this highly desirable Bengeo location.

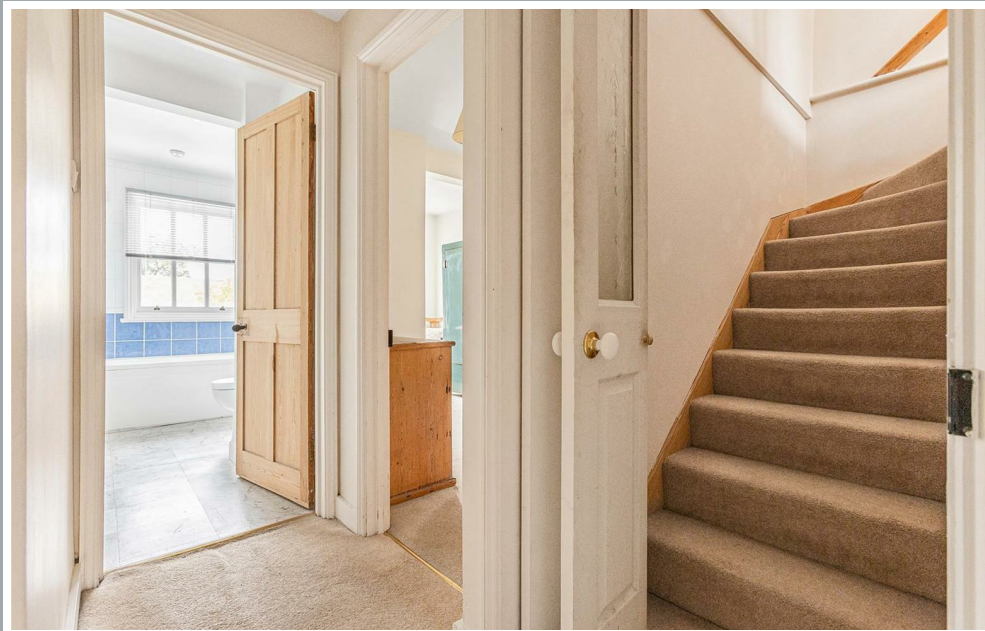
Duncombe Road is only a 10-minute walk from Hertford North railway station with regular services to London. Hertford has a very good range of local facilities with quaint shops, restaurants, and supermarkets. Hertford Town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure facilities close to hand, including Hartham Common only a ten-minute walk away with riverside walks and cycling, Activity Centre, swimming pool and tennis courts.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

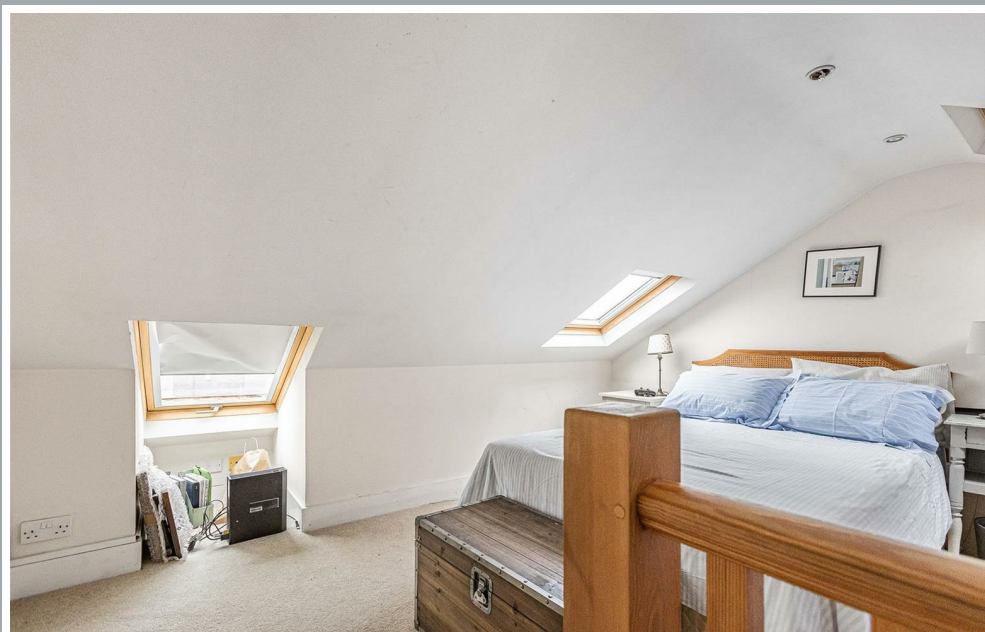


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Approximate Gross Internal Area 1095 sq ft - 102 sq m

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 456 sq ft – 42 sq m

Second Floor Area 158 sq ft – 15 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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