

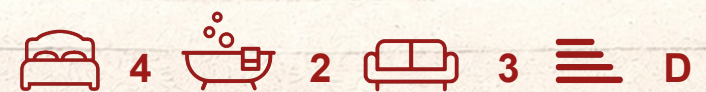
shepherds  
A better home  
moving experience



43 St. Leonards Road

Bengeo, SG14 3JW

**Guide Price £1,000,000**



## 43 St. Leonards Road

Bengeo, SG14 3JW

Situated in a sought-after Bengeo location, this extensively renovated four bedroom, two bathroom detached family home offers exceptional living space, a beautifully landscaped south-facing garden and an impressive specification throughout.

The heart of the home is the large open plan kitchen, living and dining room, creating a fantastic space for family life and entertaining. The high specification kitchen is centred around a large island and features a Bora hob and Caple wine cooler, whilst sliding doors open directly onto the south-facing garden. This space also benefits from underfloor heating and solar-control glazing.

To the front is a separate family room with a log burner and underfloor heating, alongside an additional reception room currently used as a playroom. A utility room and downstairs shower room complete the ground floor.

Upstairs are three generous double bedrooms and a good sized fourth, together with a beautifully finished family bathroom. The property's elevated position provides attractive views towards Hartham Common, whilst the rear enjoys an open outlook without directly backing onto other houses.

The south-facing garden is a real feature, professionally designed by a Chelsea Flower Show Gold Medal-winning designer and benefitting from a Markilux awning.

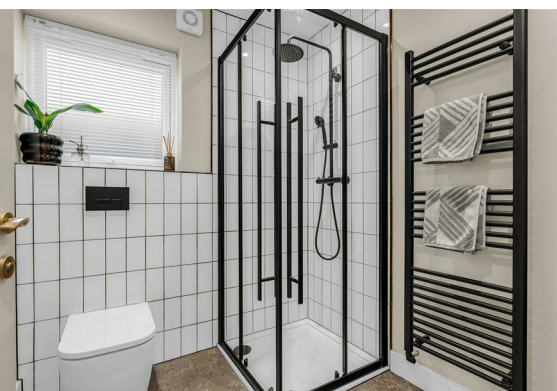
The house has been extensively upgraded throughout, including a full rewire, new central heating system, new glazing, upgraded insulation and professional decoration.

St Leonards Road is ideally positioned within walking distance of Hertford town centre, Hertford East and Hertford North stations, with Hartham Common and The Meads also close by. The property is ideally located for access to excellent primary and secondary schools, including Simon Balle.

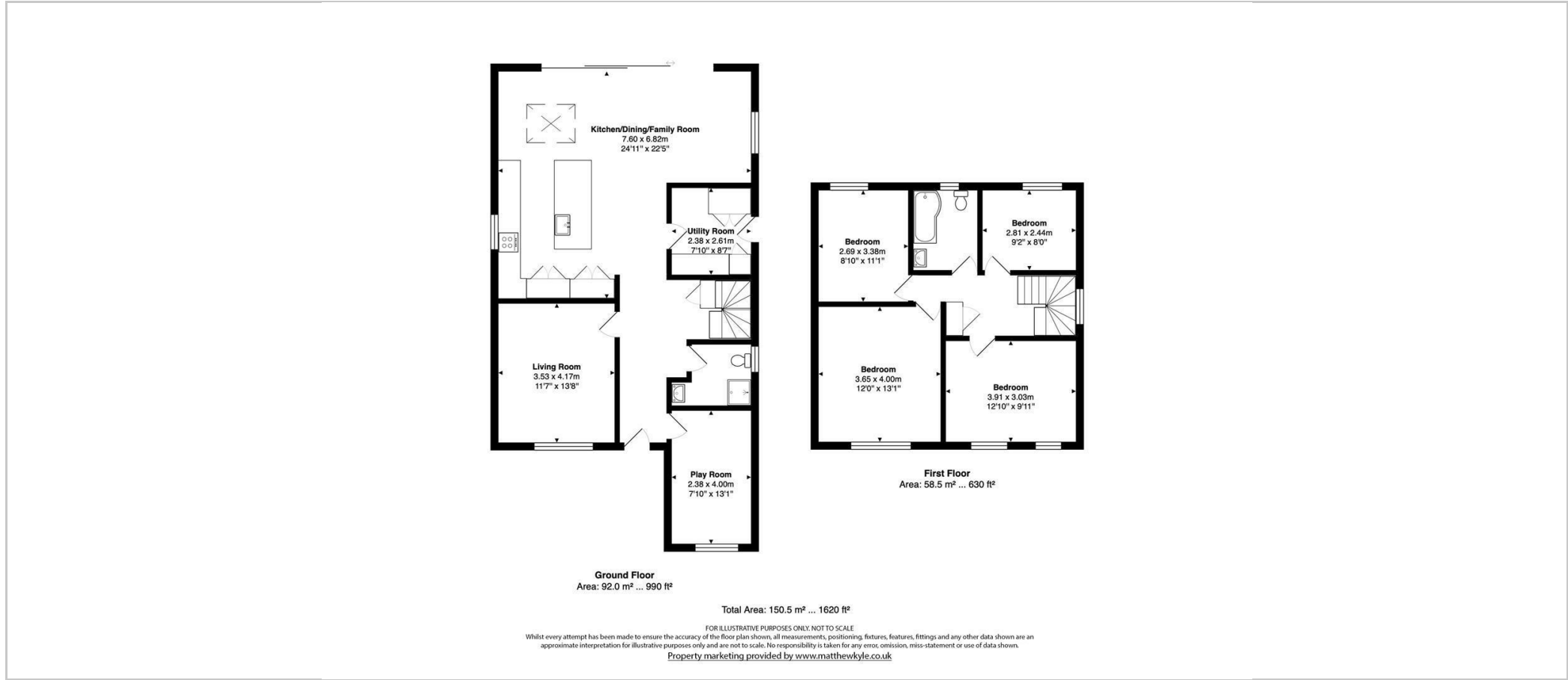




- Four bedroom detached family home
- Extensively renovated throughout
- Large open plan kitchen/living/dining room
- High specification kitchen with Bora hob & Caple wine cooler
- Separate family room with log burner
- South-facing professionally landscaped garden
- Garden Designed by a Chelsea Flower Show Gold Medal-winning designer
- Attractive views towards Hartham Common
- Underfloor heating & solar-control glazing
- Walking distance to Hertford town centre & both stations



Floor Plan

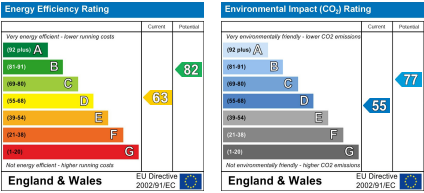


Viewing

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

Tenure  
Freehold  
Council Tax Band:  
F

Energy Performance Graph



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