



3, Woodhall Close, Bengo

SG14 3ED

Guide Price £485,000



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3 Woodhall Close, Bengeo, Herts, SG14 3ED

****CHAIN FREE**** Situated in a quiet cul-de-sac in the heart of the highly sought-after Bengeo area, this three-bedroom semi-detached home offers excellent potential for modernisation and extension, subject to the necessary planning permissions. The accommodation comprises an entrance hallway leading to a spacious lounge and a kitchen/dining room. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a front garden and a generously sized rear garden, offering plenty of space for outdoor entertaining and family enjoyment. The former garage has been converted into a versatile additional room, ideal for use as a home office, studio or hobby room. Offered to the market chain free, this property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements in a desirable residential location.

Situated on a leafy residential road in the heart of Bengeo, this property enjoys excellent access to some of the area's most sought after schools. Hertford North train station is less than a 20-minute walk away, offering fast and direct services to London's Moorgate (approximately 44 minutes) and Finsbury Park, with its connection to the London Underground (around 30 minutes).



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**Approximate Gross Internal Area 875 sq ft - 81 sq m
(Excluding Outbuilding)**

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 451 sq ft – 42 sq m

Outbuilding Area 119 sq ft – 11 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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