



29, Nursery Way, Bengoe
SG14 3FJ

Guide Price £900,000



stevenoates.com



29 Nursery Way, Bengeo, Herts, SG14 3FJ

Built in 2022, we are delighted to offer this beautifully presented four/five bedroom detached family home, tucked away within a quiet cul-de-sac in the highly desirable Bengeo area of Hertford. Arranged over three floors, the property offers spacious and versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hallway, comfortable lounge, downstairs cloakroom and a contemporary fitted kitchen/dining room, providing an excellent space for both everyday living and entertaining. On the first floor are three well-proportioned bedrooms, one of which benefits from its own en-suite shower room, together with a modern family bathroom and additional study / bedroom 5. Occupying the entire second floor is the impressive principal bedroom suite, complete with a private en-suite shower room, creating a wonderful sense of privacy. Externally, the property benefits from off-street parking, additional visitor parking and access to the garage. To the rear is an attractive landscaped, southerly facing garden, offering a secluded setting for outdoor entertaining and relaxation. The garden also features a versatile outbuilding, ideal for use as a home office, gym or studio. Offering contemporary accommodation, excellent outside space and a peaceful cul-de-sac position, this superb family home is ideally located to enjoy everything Bengeo and Hertford have to offer.

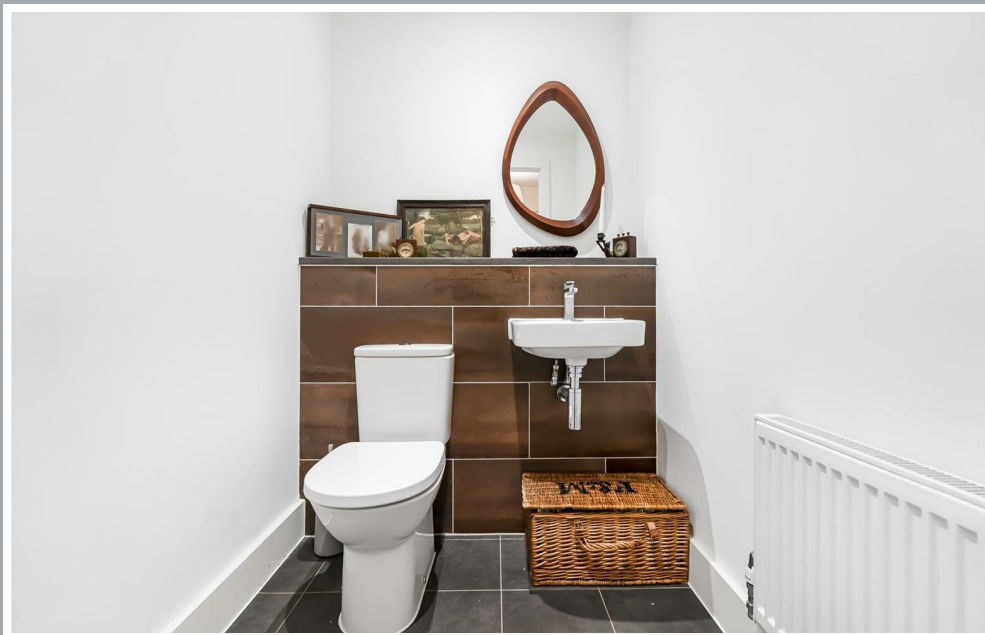
Nursery Way is situated in the highly regarded Bengeo area of Hertford, a popular residential location known for its strong community feel, excellent local amenities and convenient access to both the town centre and surrounding countryside. Bengeo offers a good selection of local shops, schooling and recreational facilities, while Hartham Common and the picturesque River Beane provide excellent opportunities for walking and outdoor pursuits. Hertford town centre is also within easy reach, offering a wide variety of independent shops, cafés, restaurants and leisure facilities. For commuters, Hertford North railway station provides regular services towards London Moorgate, while Hertford East offers an alternative service into London Liverpool Street. The area also provides convenient road links to neighbouring towns and the wider motorway network. Combining a sought-after residential setting with excellent access to Hertford town centre, transport links and open countryside, Nursery Way is ideally positioned for families, professionals and commuters alike.



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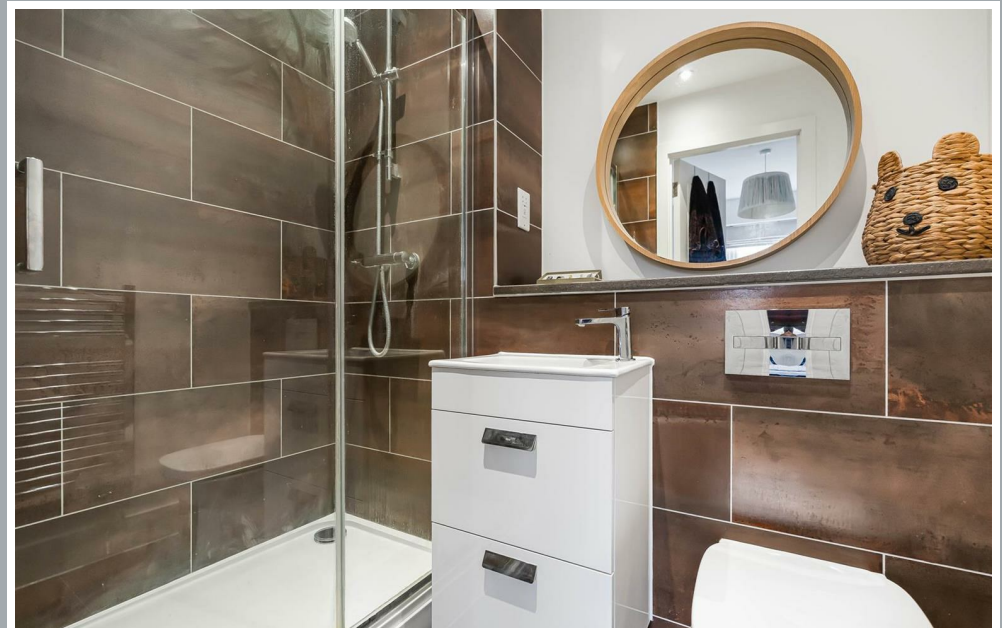


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**Approximate Gross Internal Area 1551 sq ft - 144 sq m
(Excluding Garage & Outbuilding)**

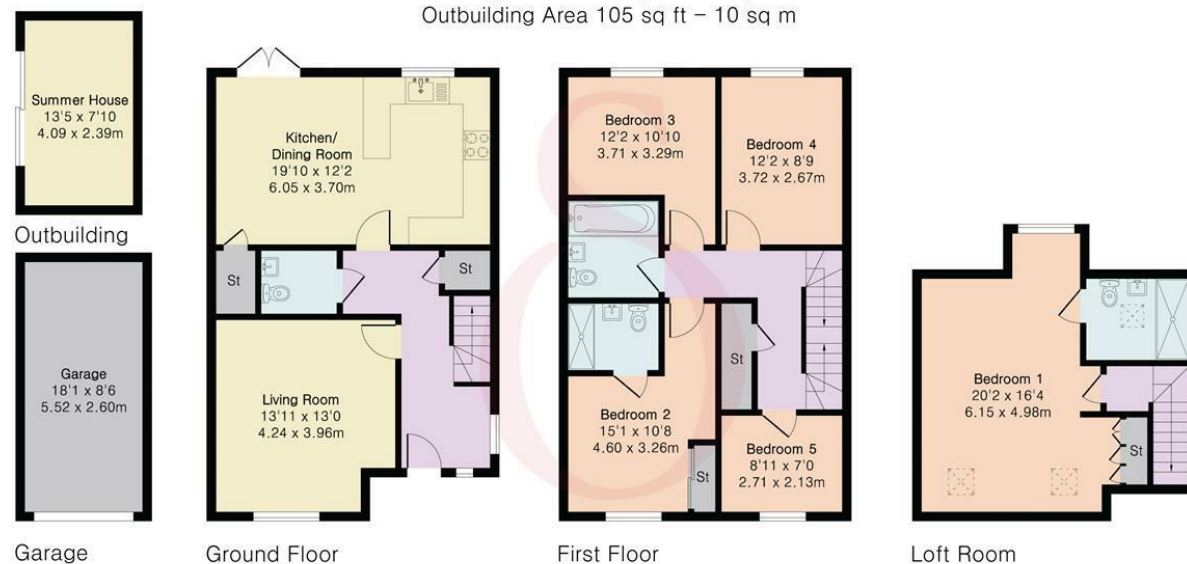
Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 625 sq ft – 58 sq m

Loft Room Area 331 sq ft – 31 sq m

Garage Area 154 sq ft – 14 sq m

Outbuilding Area 105 sq ft – 10 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

