

shepherds  
A better home  
moving experience



12 Shepherds Court

Bengeo, SG14 3HE

Price Guide £500,000



## 12 Shepherds Court

Bengeo, SG14 3HE

**SOLD BY SHEPHERDS** - A well-presented three-bedroom semi-detached home, ideally positioned within the highly regarded Shepherds Court in the ever-popular Bengeo area of Hertford. This attractive property offers bright and well-balanced accommodation throughout, perfectly suited to families, first-time buyers or those looking to upsize within a desirable residential setting.

The ground floor features a generous dual-aspect living and dining room, providing an excellent space for both everyday living and entertaining, with direct access out to the rear garden. The fitted kitchen is well arranged with ample storage and worktop space, offering excellent potential for reconfiguration or extension to create a modern open-plan kitchen/diner, subject to the necessary planning permissions. Upstairs, the property offers three well-proportioned bedrooms along with a stylish, contemporary shower room plus an additional downstairs cloakroom.

Externally, the property enjoys a private rear garden with a patio area ideal for outdoor dining, leading onto a lawn bordered by mature planting, providing a good degree of privacy. To the front, there is a lawned garden, while the property also benefits from driveway and garage, offering useful storage or parking.

A particular feature of this home is the excellent scope for extension and further enhancement, allowing prospective buyers the opportunity to significantly increase the footprint and tailor the property to their own requirements over time (subject to the usual planning consents).

Shepherds Court is a well-established residential development, ideally located within close proximity to a well-regarded local primary school and a convenient parade of shops for day-to-day amenities and superb countryside just moments away.

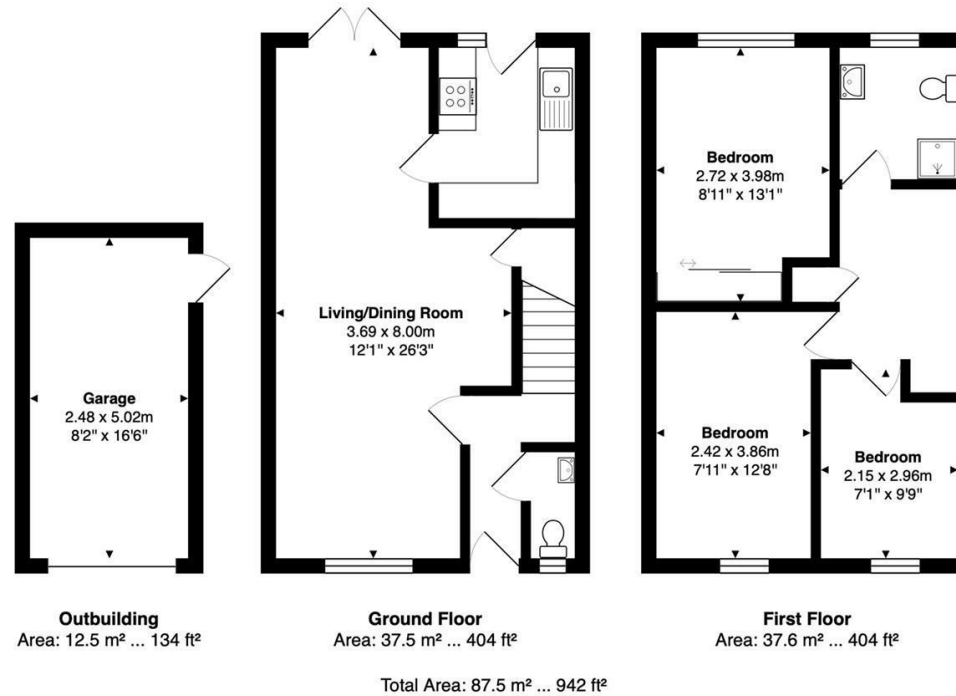




- Three-bedroom semi-detached home
- Sought-after Shepherds Court location in Bengoe
- Spacious dual-aspect living/dining room
- Well-presented throughout
- Contemporary family shower room and downstairs cloakroom
- Private rear garden with patio and mature borders
- Garage & Driveway
- Excellent potential to extend and enhance (STPP)
- Close to well-regarded primary school and local shops



## Floor Plan

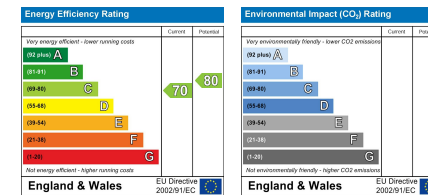


FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. 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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