

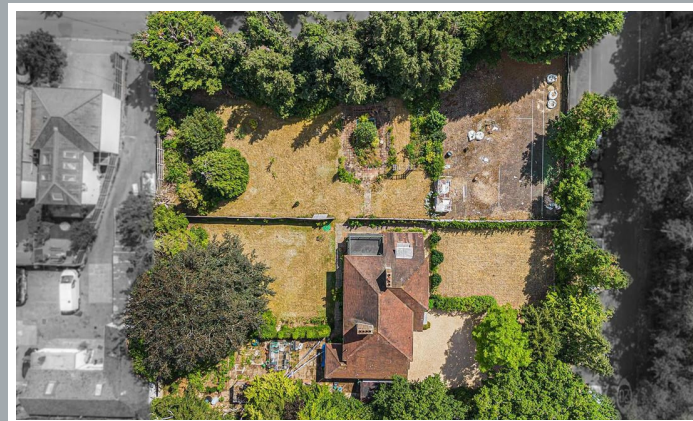


2, The Avenue, Bengoe
SG14 3DG

Price Guide £1,650,000



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White House, 2 The Avenue, Bengeo, Hertfordshire, SG14 3DG

An exceptionally rare opportunity to purchase this landmark home located in one of Hertford's most sought after residential roads set within a generous plot of nearly 0.6 acres. This elegant family home has been in the same family for over 50 years. It offers excellent scope for improvement, whilst it currently offers generous accommodation comprising of a good size entrance hall, large living room, dining room, study, downstairs shower room, kitchen with a laundry room and pantry. On the first floor, there are 5 bedrooms and a family bathroom (currently no suite). There is also a large loft space ideal for conversion (subject to the usual consents). Externally, the property is approached by a gated, gravel driveway providing ample parking and leads to a detached garage and an integral garage. The gardens are a particular feature of the house with a number of timber outbuildings/workshops and a disused tennis court. Properties of this calibre, with such a substantial plot and enviable location, are rarely available. Viewing is strictly by appointment only.

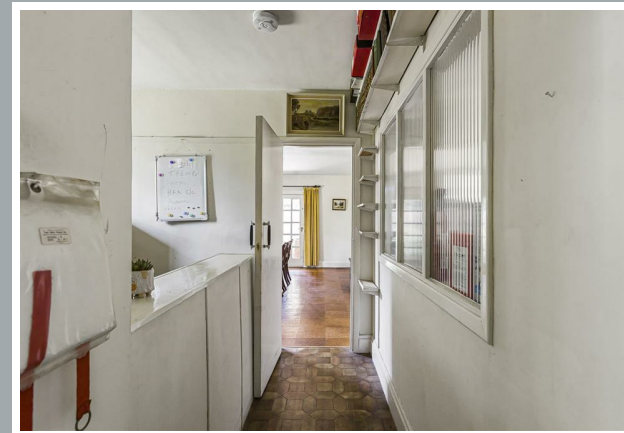
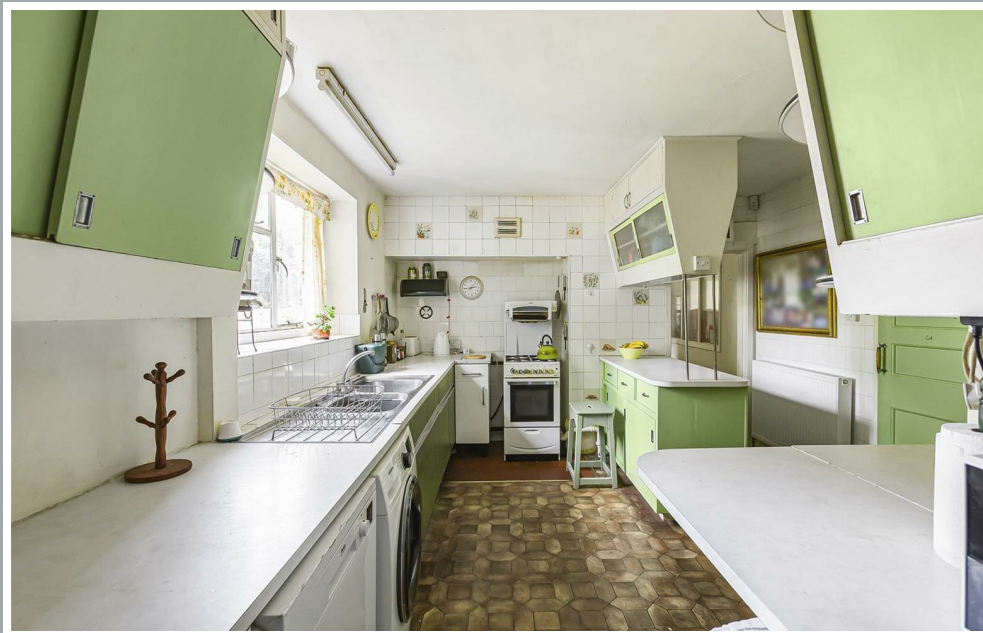
As previously mentioned, the property is located in one of Hertford's most exclusive locations, nestled in the heart of leafy Bengeo, yet is only 0.55 miles (walk) from Hertford North mainline train station serving London's Moorgate and Finsbury Park. Hertford town centre is also close by providing a vibrant market town with a wide choice of shops, restaurants and leisure facilities including Hartham Leisure Centre and the newly regenerated Beam theatre and cinema. There is also an excellent choice of both state and independent schooling for all ages within easy reach.



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**Approximate Gross Internal Area 2456 sq ft - 229 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1396 sq ft – 130 sq m

First Floor Area 1060 sq ft – 99 sq m

Outbuilding Area 428 sq ft – 40 sq m



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.



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