



69, Bengoe Street, Hertford
SG14 3ET

Offers In Excess Of £700,000



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69 Bengeo Street, Hertford, SG14 3ET

An Elegant Four-Bedroom Victorian Residence on the Edge of Hertford Town Centre. Situated on one of Hertford's most sought-after residential streets, just a short stroll from local amenities, this beautifully restored Victorian home offers the ideal blend of period character and contemporary comfort. Spanning approximately 1,746 sq. ft. across four floors, the property has been thoughtfully updated by its current owners to create a stylish and versatile family home. Behind its striking Victorian façade, a welcoming entrance hall with original wood flooring sets the tone for the charm and light-filled spaces within. At the front, the elegant sitting room features a large bay window and a classic fireplace, creating a warm and inviting space for relaxed evenings. To the rear, the dining room opens directly onto the garden perfect for family meals and entertaining guests. The adjoining kitchen is both functional and refined, with quality fitted cabinetry, granite worktops, and ample storage and preparation space. The lower ground floor offers superb flexibility, currently used as a home office and additional room, ideal for remote work, hobbies, or guest accommodation. Upstairs, the first floor hosts three generously sized bedrooms and a well-appointed family bathroom. The top floor is home to a spacious fourth bedroom with its own en-suite shower room and walk-in wardrobe, providing an excellent private retreat for guests or a teenager's suite. Outside, the property enjoys a walled front garden with gated access, while the rear garden has been beautifully landscaped with terraced seating areas perfect for outdoor dining and summer gatherings. A rear gate leads to private parking, complete with an electric car charger point.

Perfectly positioned for convenience and lifestyle, the home is within walking distance of both Hertford North and East stations, offering excellent commuter links. Residents also benefit from proximity to highly regarded schools, the lively Saturday market, and the scenic open spaces of Hartham Common and the River Lea. With cafés, restaurants, and gyms all close by, this property truly offers the best of town and country living.



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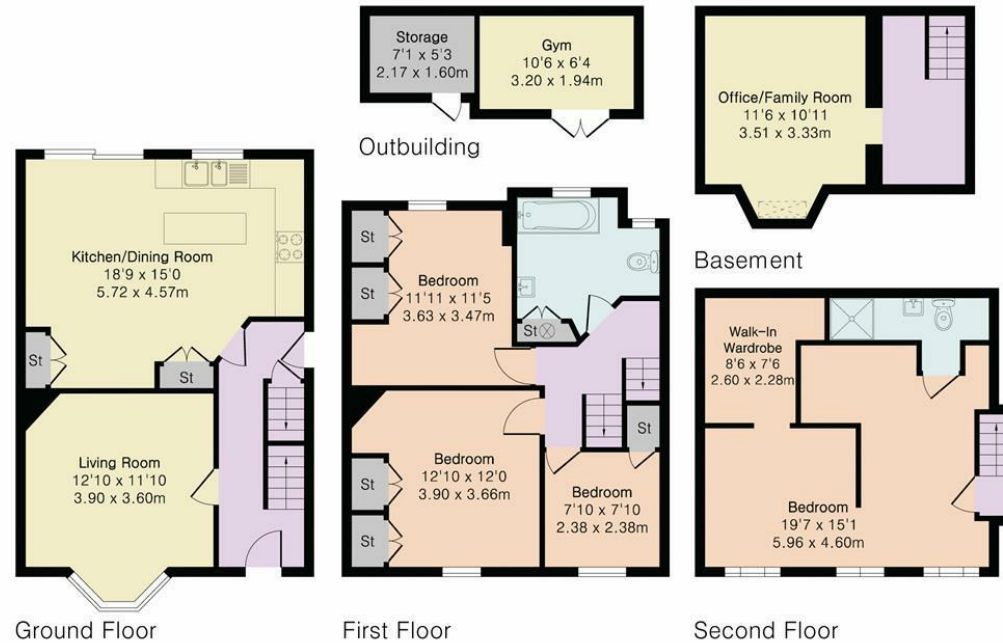
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**Approximate Gross Internal Area 1625 sq ft - 151 sq m
(Excluding Outbuilding)**

Basement Area 213 sq ft – 20 sq m
Ground Floor Area 536 sq ft – 50 sq m
First Floor Area 511 sq ft – 47 sq m
Second Floor Area 365 sq ft – 34 sq m
Outbuilding Area 107 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.



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