



93, Duncombe Road, Bengo
SG14 3DA

Guide Price £700,000



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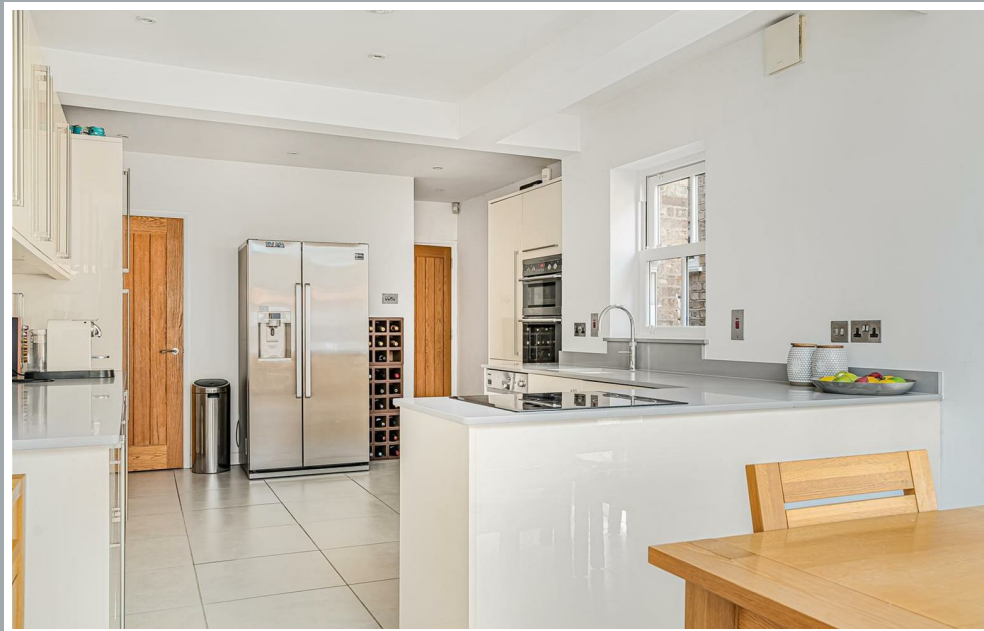
93 Duncombe Road, Bengeo, Herts, SG14 3DA

Situated in the highly sought after area of Bengeo, this beautifully arranged three-bedroom period home offers over 1,200 sq ft of versatile accommodation, thoughtfully laid out across three floors. The property opens into a welcoming entrance hall leading through to a bright and comfortable front living room, featuring a charming bay window that floods the space with natural light. To the rear of the house is an impressive 32ft kitchen/dining room, creating the ideal hub for modern family living and entertaining. The generous open-plan design provides ample space for both dining and relaxing, with direct access to the rear garden. A convenient ground floor cloakroom/WC and several useful storage cupboards complete the ground floor. The first floor comprises two well-proportioned double bedrooms, including a spacious principal bedroom to the front. A further bedroom overlooks the rear garden and is served by a modern family bathroom. Occupying the entire second floor is an excellent third double bedroom, offering a peaceful retreat with useful eaves storage, making it ideal as a principal suite, guest room or home office. Externally, the property benefits from a private rear garden.

Duncombe Road is only a 10-minute walk from Hertford North railway station with regular services to London. Hertford has a very good range of local facilities with quaint shops, restaurants, and supermarkets. Hertford Town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure facilities close to hand, including Hartham Common only a ten-minute walk away with riverside walks and cycling, Activity Centre, swimming pool and tennis courts.



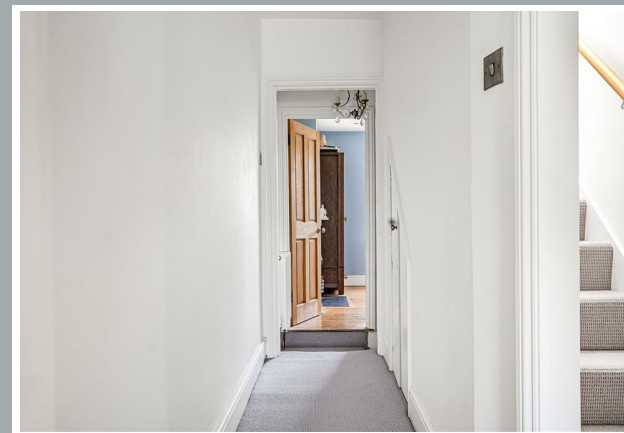
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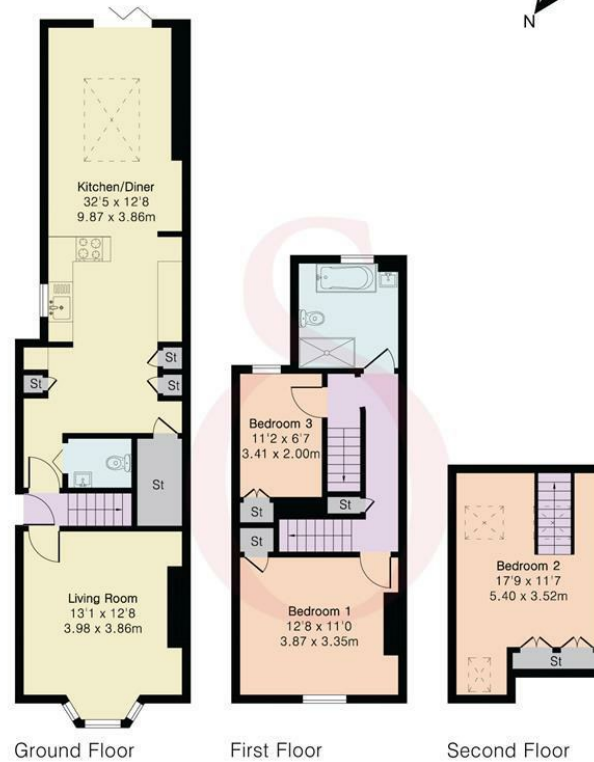
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Approximate Gross Internal Area 1218 sq ft - 114 sq m

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 395 sq ft – 37 sq m

Second Floor Area 189 sq ft – 18 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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