



LEASEHOLD

House

# 18 NEW ROAD, HERTFORD, SG14 3JL

Guide Price

# £450,000

## FEATURES

- Chain Free
- Two Double Bedroom First Floor Victorian Conversion
- Allocated Parking
- Approx 950 SQ FT
- Private South Facing Mature Garden With Stunning Magnolia Tree
- Versatile Outbuilding Ideal As A Home Office/Garden room



# New Road Hertford SG14 3JL

Set on a highly sought-after residential road in Bengeo, the property enjoys a wonderful sense of privacy along with a bright 360 degree outlook.

The accommodation comprises a stunning kitchen/diner, thoughtfully designed with a central island and integrated bench seating to create a sociable dining space. A separate living room provides a cosy yet elegant setting, complete with an original working fireplace. Both bedrooms are generous doubles, each benefitting from fitted wardrobes, while a stylish, high-specification shower room completes the interior.

The property retains an abundance of period charm, including high ceilings, original doors and feature fireplaces.

A particular highlight is the beautifully maintained, south-facing rear garden. Exceptionally private and mature, it offers a tranquil retreat with a lawn area, seating space and a striking magnolia tree. To the rear sits a versatile outbuilding, ideal for use as a home office, studio or garden room, along with an additional shed for storage.

Further benefits include allocated parking, with ample on-street parking also available.

Perfectly positioned within Bengeo, the property is within easy reach of Hartham Common, Hertford East and Hertford North stations, local shops, popular village pubs, scenic countryside walks and Hertford's vibrant town centre.

The current owners are in the process of extending the lease, which is expected to be in excess of 160 years upon completion.

This exceptional home is anticipated to generate strong interest, early viewing is highly recommended.



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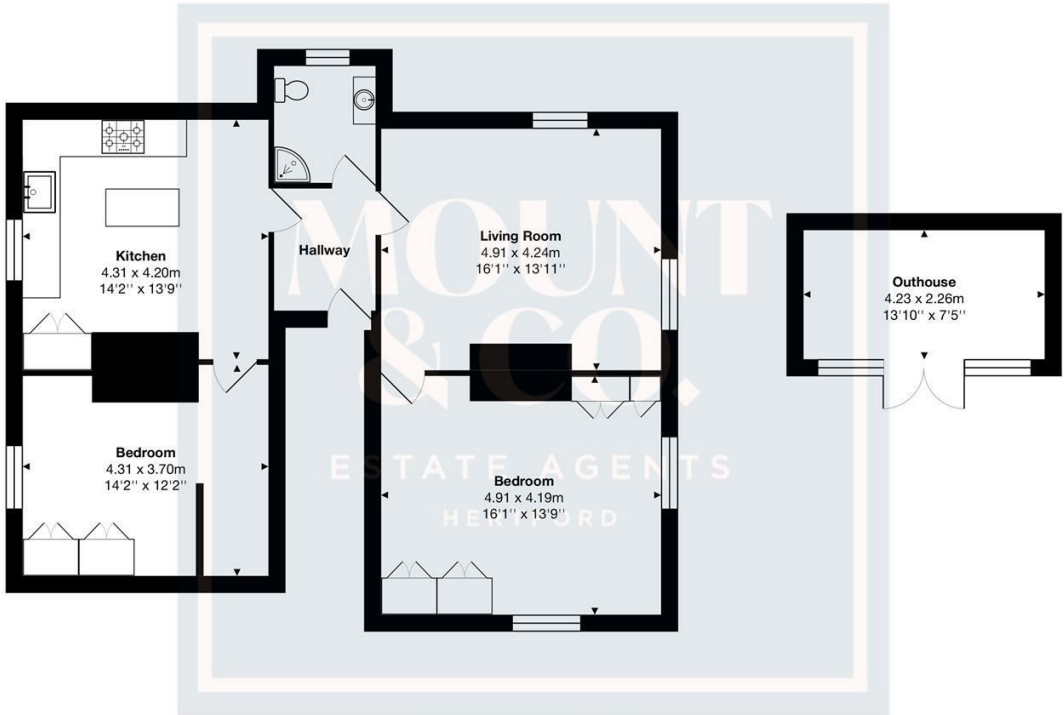
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Council Tax Band

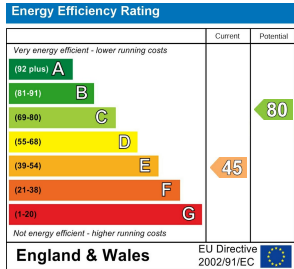
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Total Area: approx. 94.2 m<sup>2</sup> ... 1013 ft<sup>2</sup>

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