



Benington Road, Aston, SG2 7DY

£350,000



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Benington Road, Aston

Nestled in the highly sought-after village of Aston, this charming character home beautifully combines original features with modern family living. Current accommodation includes a versatile 2/3 bedroom layout and has excellent potential to convert the loft space and extension potential (subject to the necessary planning permissions), making it an ideal long-term family home.

Inside, the property offers well-balanced accommodation including a welcoming reception room full of character, complemented by two bathrooms, providing practicality for modern lifestyles.

One of the standout features is the impressive 160ft rear garden, backing directly onto open fields and enjoying wonderful countryside views. Whether you're entertaining, gardening or simply relaxing, this fantastic outdoor space provides a peaceful retreat. Situated in the heart of Aston, the property is just a short stroll from the popular village pub, highly regarded Aston St Mary's C of E Primary School, and beautiful countryside walks.

To the front, the generous driveway provides off-road parking for multiple vehicles, a rare feature for a property of this style.

Aston remains one of the area's most desirable villages, offering a wonderful sense of community whilst remaining conveniently located for commuters, with Knebworth railway station just a short drive away providing direct services into London King's Cross. Combining charm, original features, generous outside space and exceptional future potential, this is a rare opportunity to acquire a home in one of Hertfordshire's most desirable village locations.







Entrance Hall:

4'3 x 3'7

Entrance Hall with stairs to first floor and door to:

Living Room:

15' x 12'

UPVC double glazed window to front, radiator under-stairs storage housing boiler, fireplace, cupboard and door to:

Kitchen/Dining Room:

12'6 x 9

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, appliance space for cooker, UPVC double glazed window to rear with doors to:

Downstairs Shower Room:

8'9 x 6'8

Recently fitted shower room with vanity unit basin sink, low level WC, walk in shower fully tiled with mixer tap, chrome heated towel rail and UPVC double glazed window to side.

Conservatory:

3'6 x 3'2

Conservatory space with double glazed windows and doors opening to rear garden.

Bedroom One:

13'6 x 10'5

With views over fields, over-stairs storage and fitted wooden wardrobe, UPVC double glazed window to front and radiator.



Bedroom Two:

10'8 x 10

UPVC double glazed window looking out onto the garden, radiator and cupboard.

Bathroom:

8'9 x 6'8

Previously the third bedroom and can be changed back. Current accommodation includes low level WC, panel enclosed bath, wash handbasin with mixer tap, UPVC double glazed window and heated towel rail.

Rear Garden:

approx 160'

A large rear garden mainly laid to lawn and enclosed by panel fencing, green house, shed, vegetable patch and pedestrian gated rear access leading onto fields.

Garage:

19' x 10'

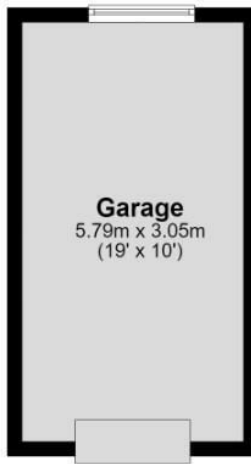
With up and over door, double glazed UPVC window to rear, electric supply within the building.

Driveway:

Driveway providing off street parking for multiple cars.

Ground Floor

Approx. 58.2 sq. metres (626.3 sq. feet)
(excluding Entrance Hall)



First Floor

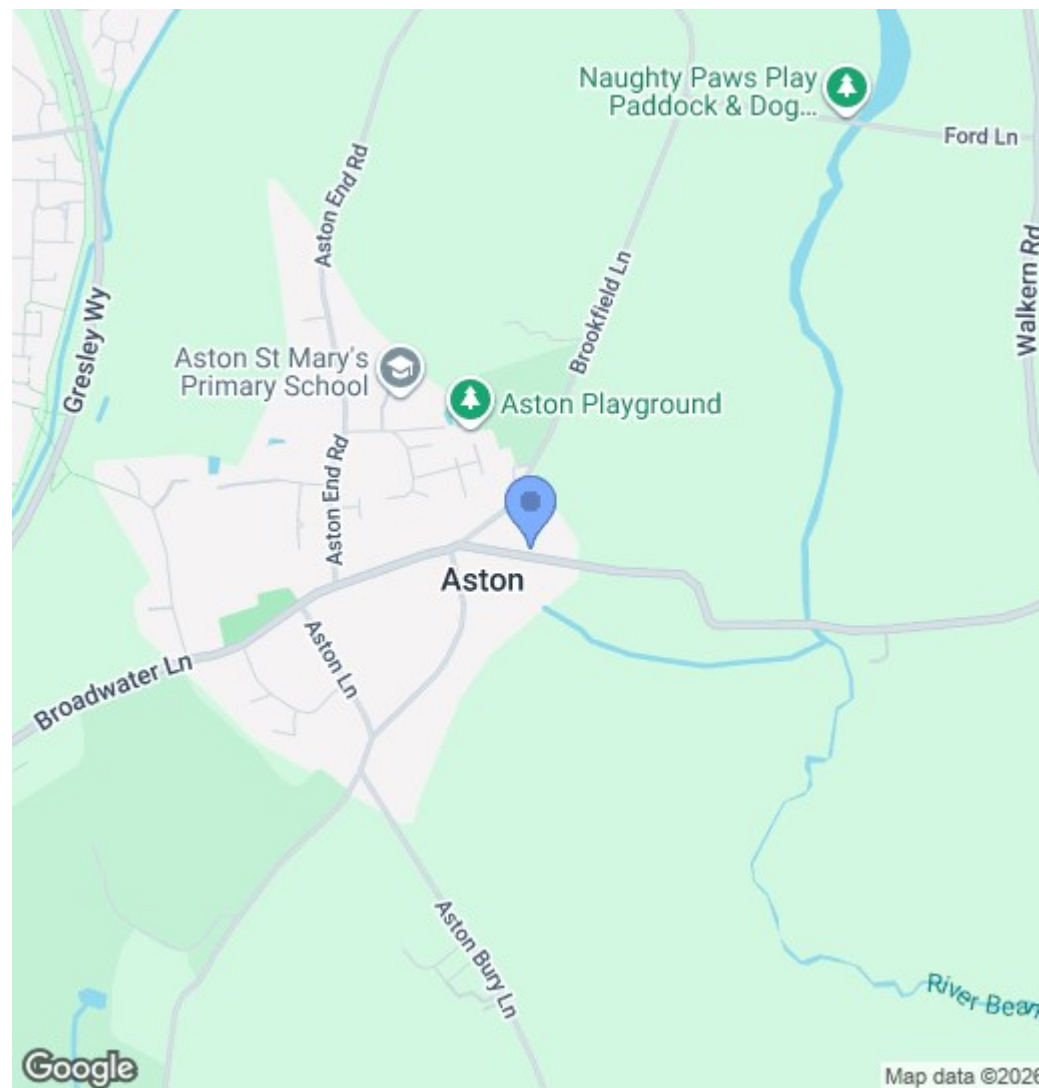
Approx. 34.4 sq. metres (369.8 sq. feet)
(excluding Cupboard)



Total area: approx. 92.5 sq. metres (996.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com