



32, Lys Hill Gardens, Bengo

SG14 3EH

Guide Price £649,995



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32 Lys Hill Gardens, Bengeo, Herts, SG14 3EH

An extended four-bedroom semi-detached family home, ideally positioned in a quiet and highly sought-after cul-de-sac in the heart of Bengeo. Offering approximately 1,377 sq ft of deceptively spacious and versatile accommodation arranged over two floors, the property has been thoughtfully extended to create an excellent home for modern family living. The ground floor comprises a generous entrance hallway, comfortable lounge, separate family room, spacious kitchen/diner and a convenient shower room. Upstairs, there are four well-proportioned bedrooms together with a modern family shower room. Outside, the property benefits from a good-sized rear garden, along with off-street parking to the rear for one vehicle and an EV charging point. The former garage has been converted into a versatile garden room, providing an ideal space for a home office, gym or hobby room. A superb family home offering generous and flexible living space in a desirable Bengeo location. Early viewing is highly recommended.

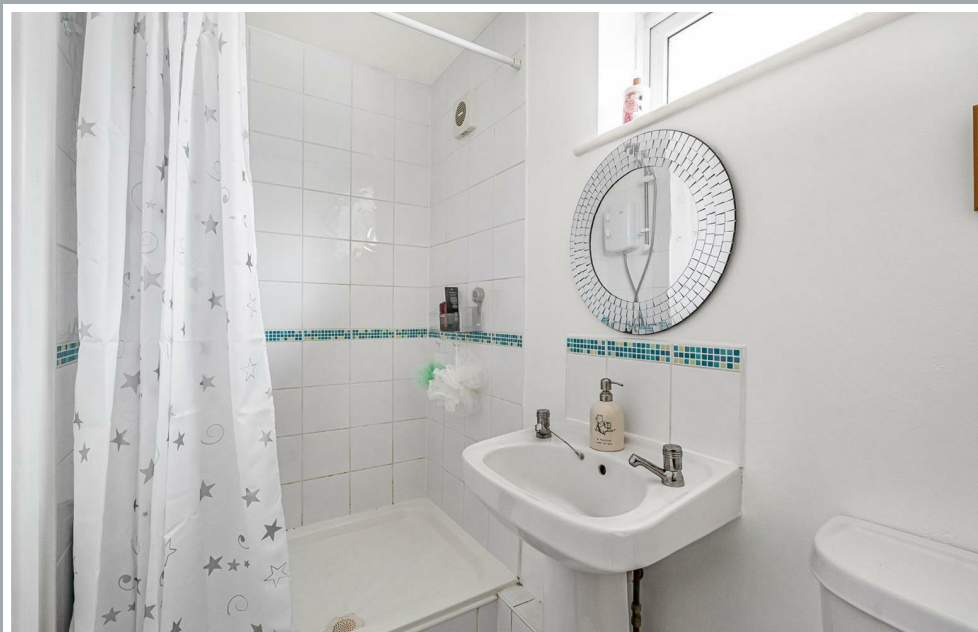
Lys Hill Gardens is a quiet and sought after cul-de-sac positioned just off The Avenue which is one of Hertford's most desirable residential streets. This property offers incredibly easy access to local shops which are just on The Avenue and Bengeo Primary school is within striking distance for any families with children. For the commuter, Hertford North train station is only a short distance away (0.7m) which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).



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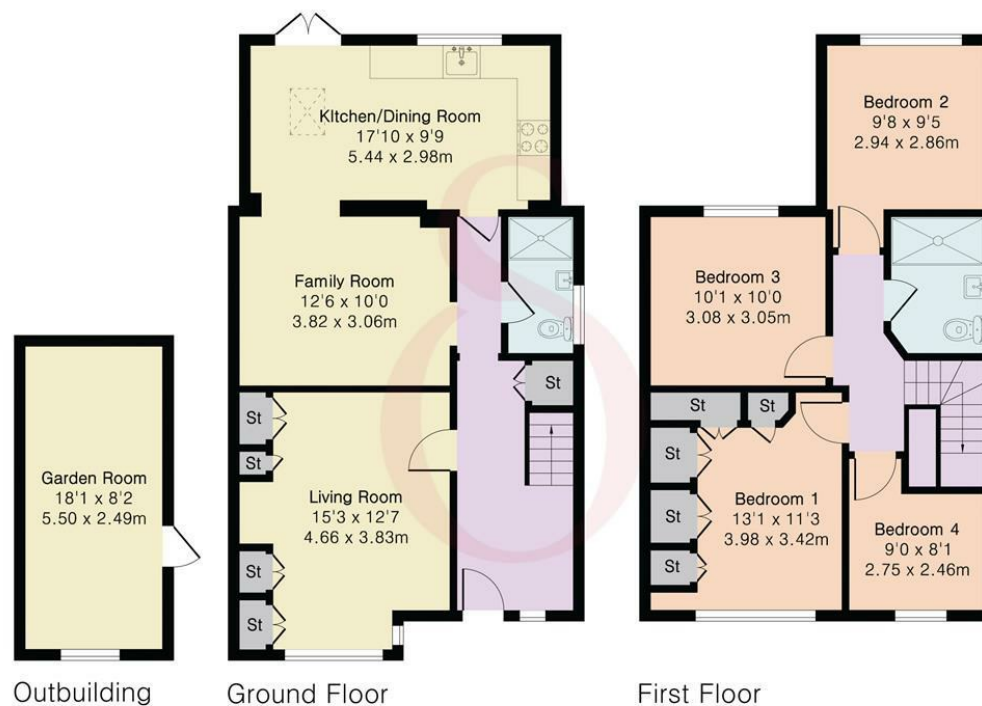
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**Approximate Gross Internal Area 1230 sq ft - 114 sq m
(Excluding Outbuilding)**

Ground Floor Area 669 sq ft - 62 sq m

First Floor Area 561 sq ft - 52 sq m

Outbuilding Area 147 sq ft - 14 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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