

40, The Avenue, Hertford
SG14 3DS
Asking Price £725,000

stevenoates.com







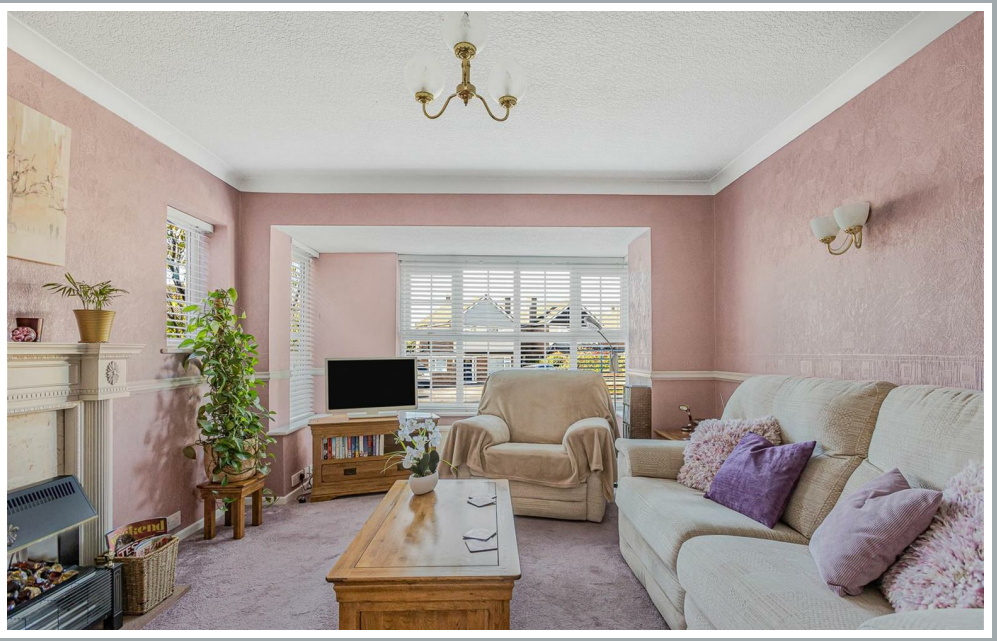
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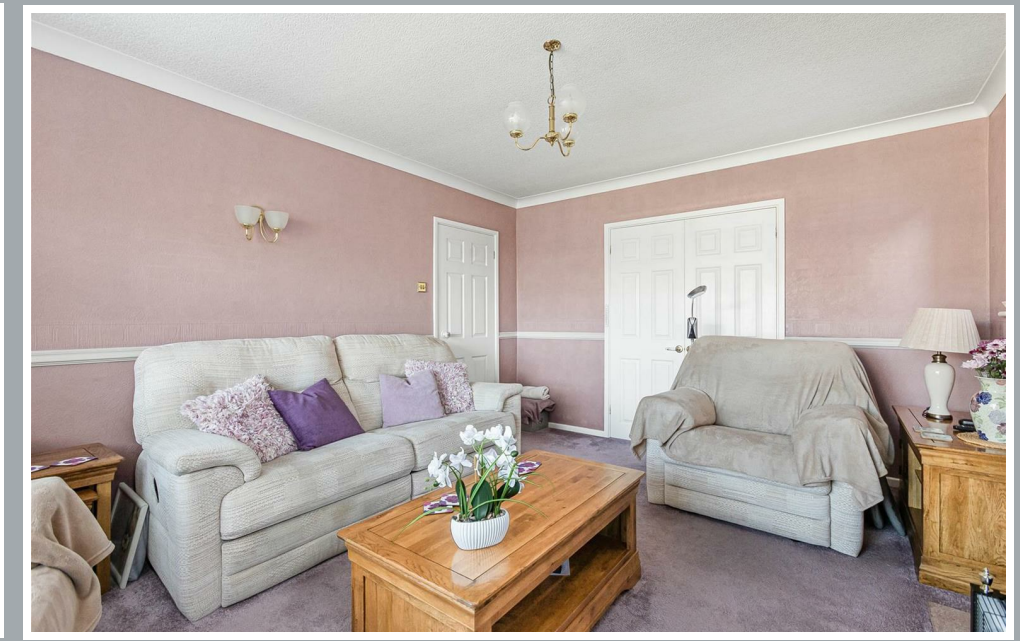
Steven Oates are delighted to offer for sale this rarely available and beautifully presented three-bedroom detached family home, offering modern, well-balanced accommodation throughout. Upon entering, you are welcomed by a spacious entrance hallway, which benefits from a useful downstairs cloakroom and separate shower room. The ground floor further comprises a generous family living room, a good-sized kitchen and a separate dining room. There is a also access into the garden from the dining room. Upstairs, there are three well-proportioned bedrooms, with both the principal and second bedrooms benefiting from fitted wardrobes, alongside a modern family bathroom suite. Externally, the property enjoys an impressive frontage, offering excellent potential to create a substantial driveway, subject to the necessary permissions. To the rear, there is an exceptionally well-maintained and beautifully manicured garden, providing an attractive outdoor space to enjoy.

Situated in the popular residential area of Bengeo, The Avenue enjoys a convenient location, with a selection of local shops and amenities just around the corner on The Avenue, including a newsagent, pharmacy, hair salon and café, making everyday shopping and essential services easily accessible on foot. Bengeo also offers a range of local facilities, including public houses, convenience stores and well-regarded schools. Hertford town centre is approximately a mile away, offering a wider selection of shops, restaurants, cafés and leisure facilities, together with Hertford East and Hertford North railway stations, providing convenient connections into London and surrounding areas.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

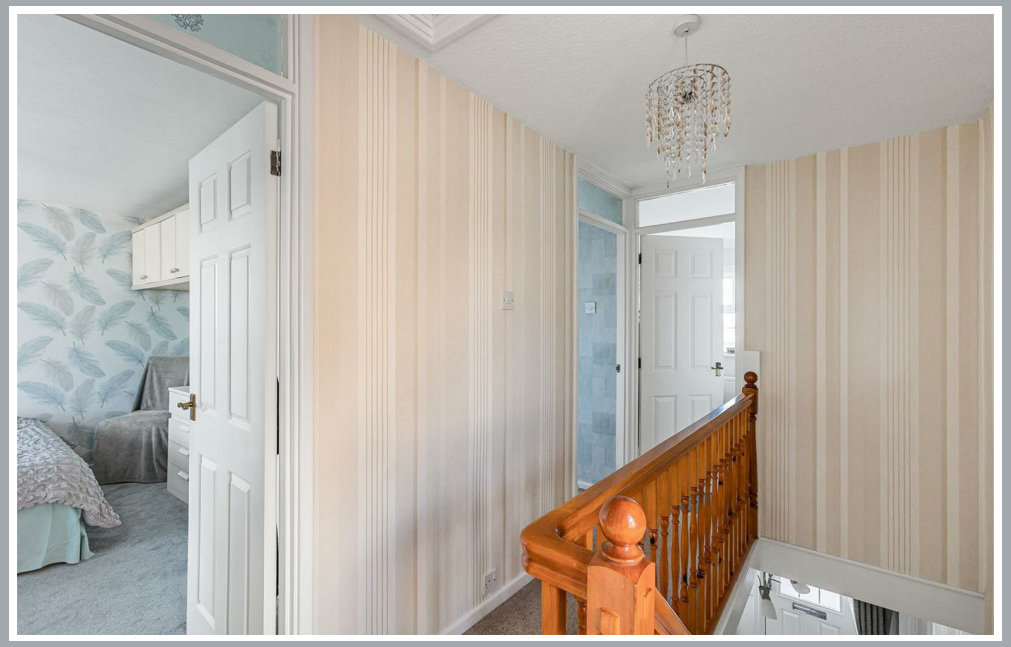








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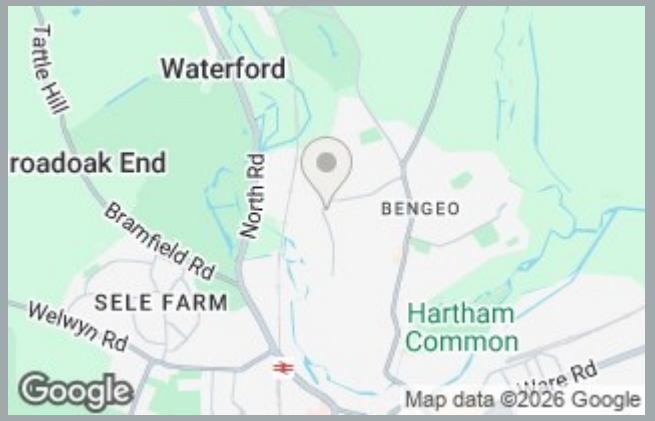
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Approximate Gross Internal Area 1080 sq ft - 100 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 515 sq ft – 48 sq m



Ground Floor

First Floor

PINKPLAN

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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