

2A, Molewood Road, Bengeo
SG14 3AQ
Guide Price £465,000

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2A Molewood Road, Bengeo, Herts, SG14 3AQ

A charming and well presented two-bedroom bay-fronted Victorian terraced home, ideally situated within easy reach of Hertford North railway station and the amenities of Hertford town centre. Combining attractive period character with well-appointed accommodation, this delightful property offers a wonderful balance of traditional charm and modern convenience, making it an ideal purchase for first-time buyers, professionals and those looking to downsize. The ground floor comprises a welcoming, bay-fronted living room, providing a bright and comfortable space in which to relax. To the rear, a separate dining room offers an excellent setting for entertaining family and friends, with access through to a refitted kitchen featuring a practical layout and ample space for everyday cooking. A convenient downstairs WC completes the ground-floor accommodation. On the first floor, the property benefits from two generously proportioned double bedrooms, both offering versatile accommodation with space for bedroom furniture or a home-working arrangement. A well-appointed family bathroom, comprising both a bath and separate shower enclosure, serves the first floor. Externally, the property enjoys an attractive landscaped front garden, enhancing its kerb appeal and complementing the Victorian façade. A useful side access passage leads through to the enclosed rear garden, which has been thoughtfully arranged with a paved patio area and established planted borders. This low-maintenance outdoor space provides an ideal setting for al fresco dining, summer entertaining or simply relaxing outdoors.

The property is located within the highly sought after area of Lower Bengeo, only a short stroll from Hertford North mainline station, which offers services to Moorgate & Kings Cross. Hertford town centre is also within easy reach providing an excellent choice of shops and restaurant.

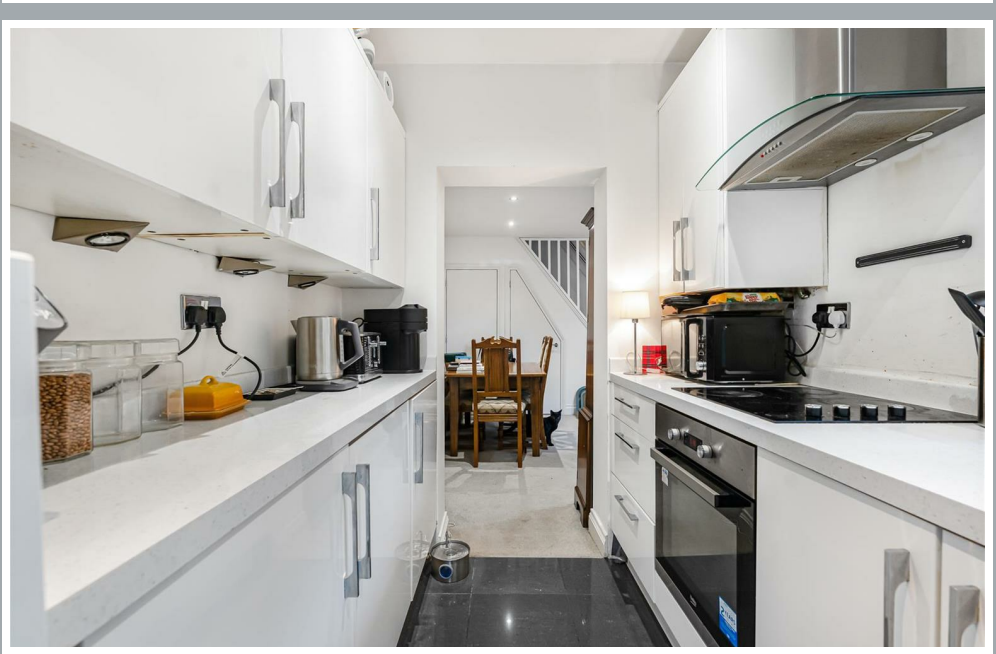


70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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Approximate Gross Internal Area 711 sq ft - 66 sq m

Ground Floor Area 376 sq ft – 35 sq m

First Floor Area 335 sq ft – 31 sq m



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.

Steven Oates

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