



Molewood Road, SG14 3AQ





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Kings group are DELIGHTED to bring to market this THREE BEDROOM MID TERRACE VICTORIAN CHARACTER HOME for sale within the lower part of BENGEO.

****GUIDE PRICE £425,000 - £450,000****

This charming three-bedroom Victorian terraced home offers well-proportioned accommodation with character features and a practical layout, ideal for families or first-time buyers.

Upon entering, the entrance hall leads through to a spacious open-plan lounge/diner, providing a bright and versatile living and entertaining space. To the rear right, a useful lean-to offers additional utility or storage space and provides access to the garden. To the rear left, the kitchen is well-positioned and is complemented by a bathroom located just behind, creating a functional ground floor arrangement.

The first floor comprises three bedrooms, including two generous double bedrooms and a further single bedroom, suitable for use as a nursery, home office, or guest room.

Externally, the property benefits from a private rear garden, enjoying a pleasant outlook backing onto the Beane Marshes, offering a peaceful and scenic setting.

Guide Price £425,000



- **THREE BEDROOM VICTORIAN HOUSE**
- ****CHAIN FREE****
- **SITUATED ON LOWER SLOPE OF BENGEO**
- **0.6 MILES FROM HERTFORD TOWN CENTRE**
- **CATCHMENT AREA OF GREAT LOCAL PRIMARY AND SECONDARY SCHOOLS**

- **FREEHOLD**

- **SOUTH WEST FACING GARDEN THAT BACKS ONTO BEANE MARSHES**
- **OPEN PLAN LOUNGE / DINER**
- **0.23 MILES FROM HERTFORD NORTH TRAIN STATION**
- **COUNCIL TAX BAND D**

Location

Situated within a popular residential area of Hertford, Molewood Road enjoys a convenient and well-connected setting, ideal for families and commuters alike. The property is within easy reach of Hertford town centre, which offers a wide range of shops, cafés, restaurants, and everyday amenities. For outdoor enthusiasts, the area benefits from nearby green spaces and countryside, including the scenic Beane Marshes, perfect for walking and enjoying nature.

Travel Links

For commuters, both Hertford North railway station and Hertford East railway station are easily accessible, providing regular services into London, making the area particularly attractive for those travelling into the city. The property is also well placed for access to major road links including the A10, offering convenient routes to London and surrounding towns.

Local Schools

The property is ideally located for access to a range of well-regarded schools, making it particularly appealing for families. Within close proximity are several popular primary schools, including Morgans Primary School & Nursery and Abel Smith School, both known for their strong community feel and positive reputations. For secondary education, the area is served by highly sought-after schools such as Simon Balle All-through School and Richard Hale School, both of which are well regarded for academic achievement and extracurricular opportunities. Additionally, Presdales School, a popular girls' secondary school, is also within easy reach. The combination of reputable primary and secondary schooling options nearby enhances the appeal of this location for families looking to settle in a well-connected and community-focused area.

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Medium, Surface Water: Very Low
EPC Rating - D





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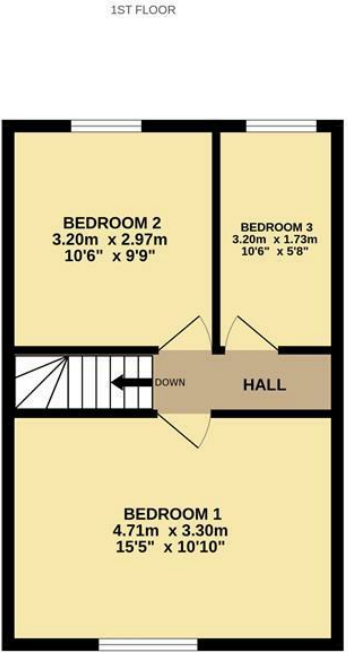
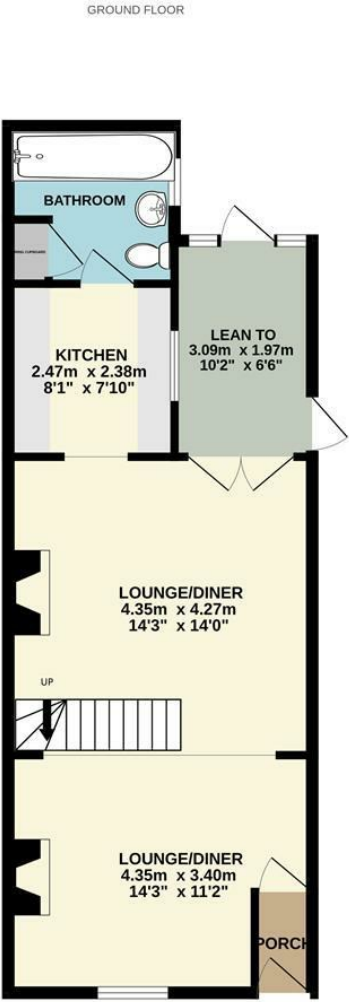


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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