



41, St. Leonards Road, Bengeo  
SG14 3JW

Price Guide £750,000



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## 41 St. Leonards Road, Bengeo, Herts, SG14 3JW

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to present this four bedroom detached family home located within a highly sought after residential road in the heart of Bengeo. The well presented accommodation comprises of an entrance hallway & cloakroom, 24' through lounge/diner with direct access to the garden and kitchen. On the first floor, there are four spacious bedrooms and a family bathroom. Externally, there is driveway parking, garage and a low maintenance Southerly facing rear garden. Immediate viewing available.

The property is on a quiet leafy street in the heart of Bengeo and is close to the cricket green and Hertford's oldest building St. Leonards Church. The property backs onto The Warren, an area of woodland and offers easy access to Hartham, including the playground and swimming pool as well as shops and restaurants, a short distance away.



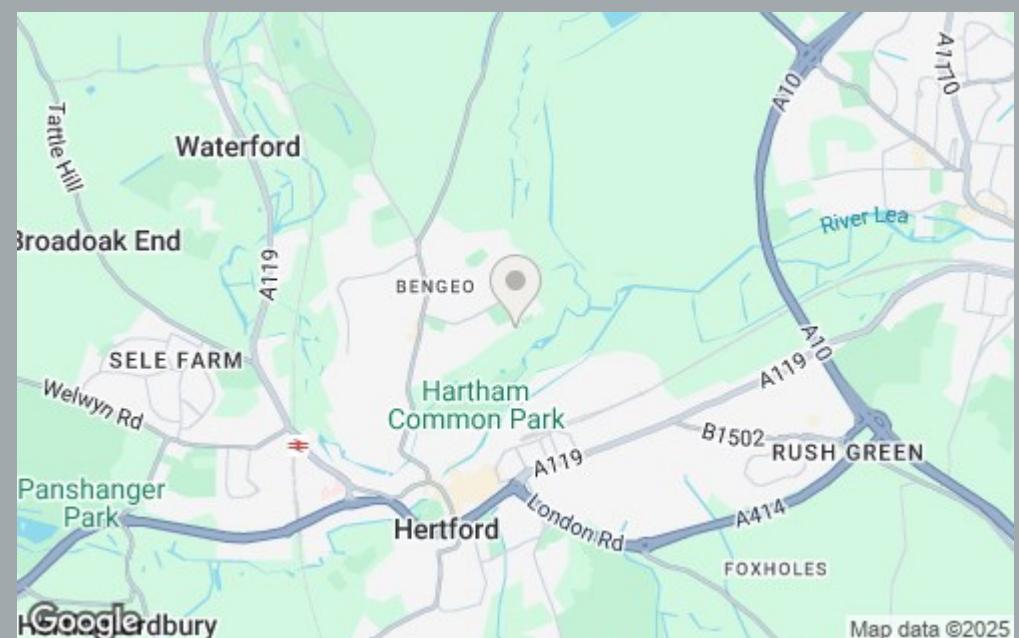
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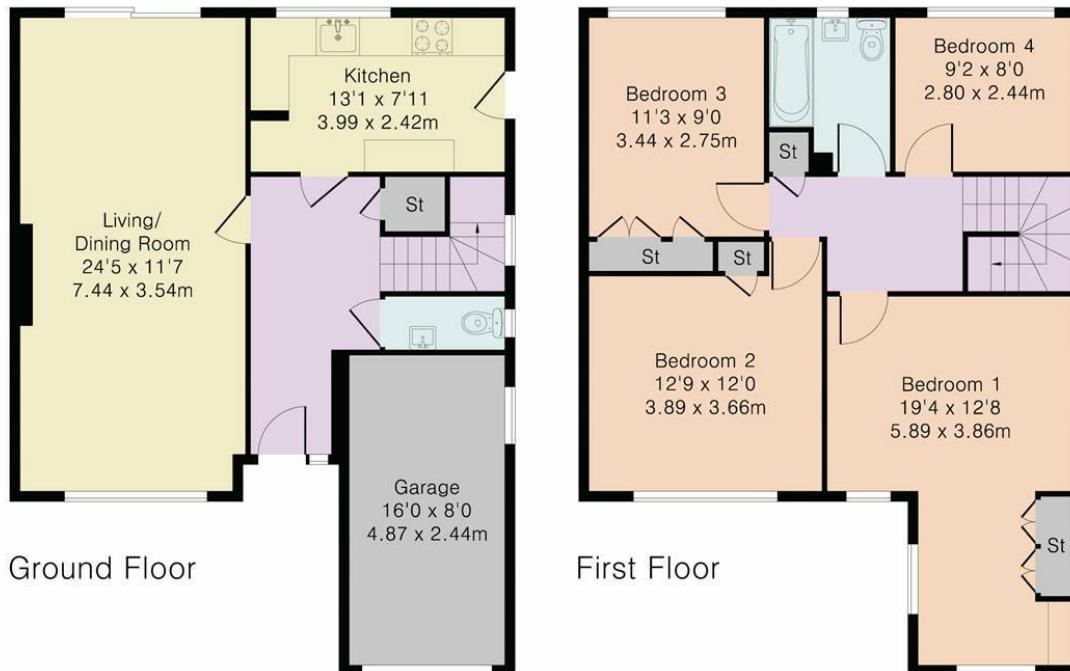


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## Approximate Gross Internal Area 1351 sq ft - 125 sq m

Ground Floor Area 670 sq ft - 62 sq m

First Floor Area 681 sq ft - 63 sq m



PINK PLAN

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 as defined by RICS code of measuring practice. No guarantee is given on 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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