139, The Avenue, Hertford
SG14 3DX
Offers In Excess Of £865,000

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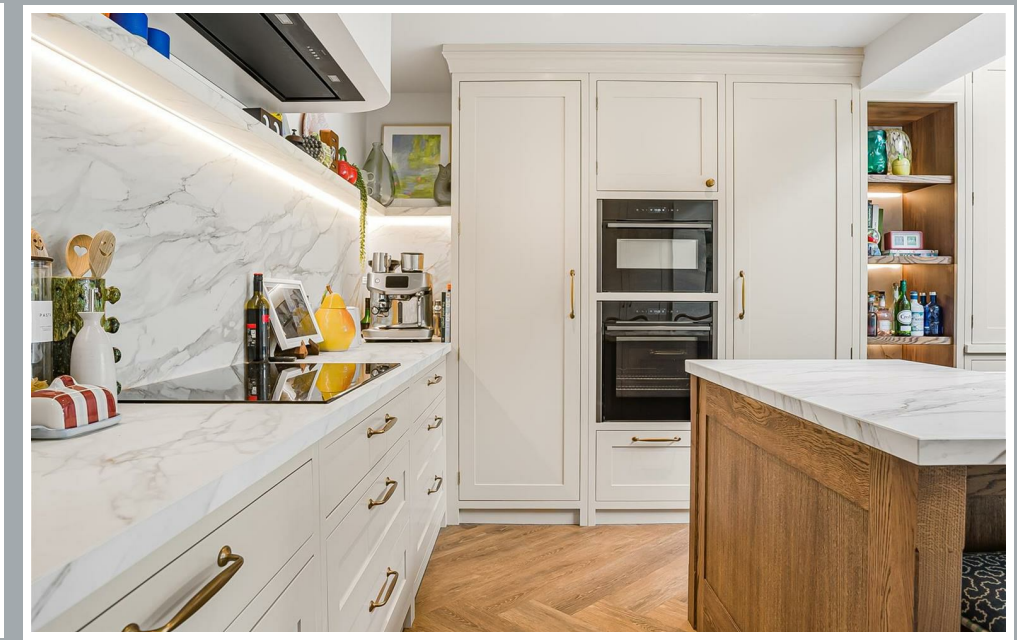
139 The Avenue, Hertford, SG14 3DX

Situated in the ever popular Bengeo area, this extended and thoughtfully refurbished semi-detached family home offers spacious and versatile accommodation extending to approximately 1,743 sq ft. Ideally positioned close to well-regarded schools, local amenities and excellent transport connections. The ground floor is centred around an impressive open plan kitchen and dining room, creating an ideal space for both everyday family life and entertaining. Complementing this are a separate living room, a cosy snug, a practical utility room, a guest cloakroom and a versatile fifth bedroom or home office, providing flexible accommodation to suit a variety of needs. On the first floor, there are four well-proportioned bedrooms, including a spacious principal suite with wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom. Outside, the property benefits from driveway parking and an attractive rear garden. A substantial outbuilding incorporating a summer house and additional storage offers excellent potential for a home office, gym, studio or hobby space.

Located within this leafy residential road in the heart of Bengeo. The property offers excellent access to the area's favoured schools, to include Bengeo Primary School which is a short walk away and is less than 10 minutes walk from Hertford North train station which provides a fast service to London's Moorgate (44 minutes) and the London Underground station of Finsbury Park (30 minutes).

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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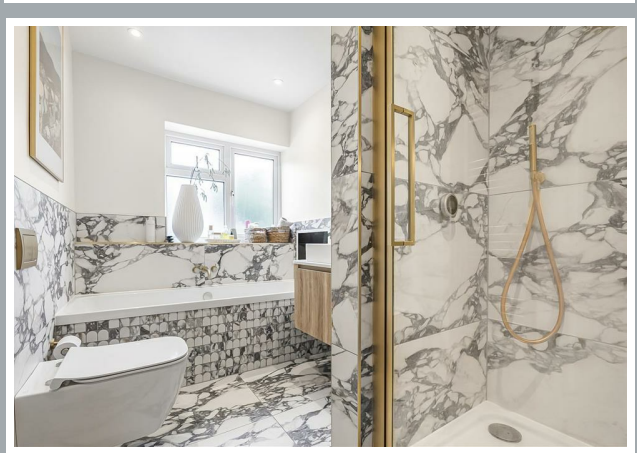

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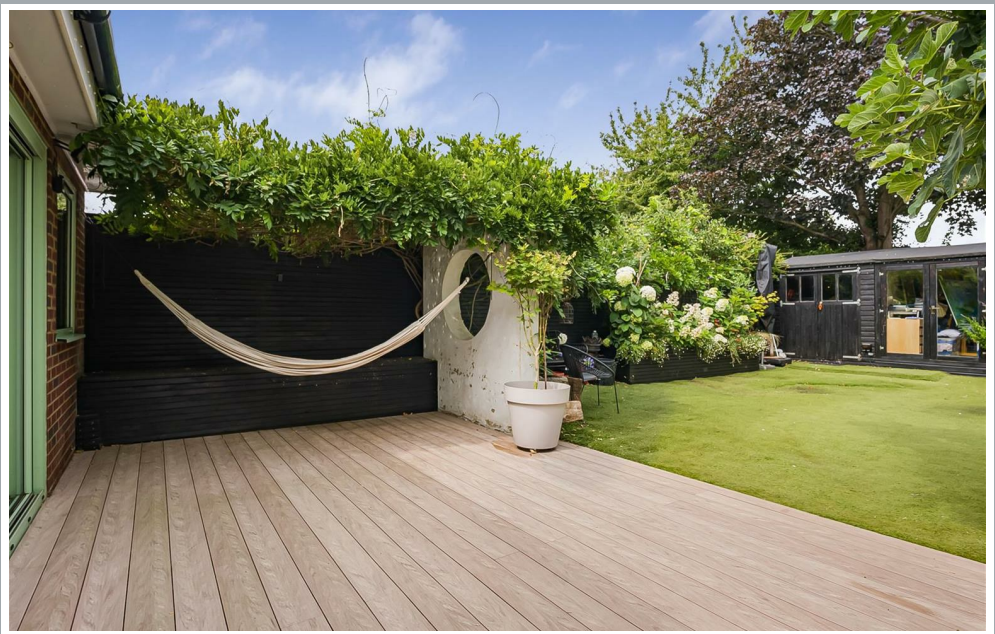

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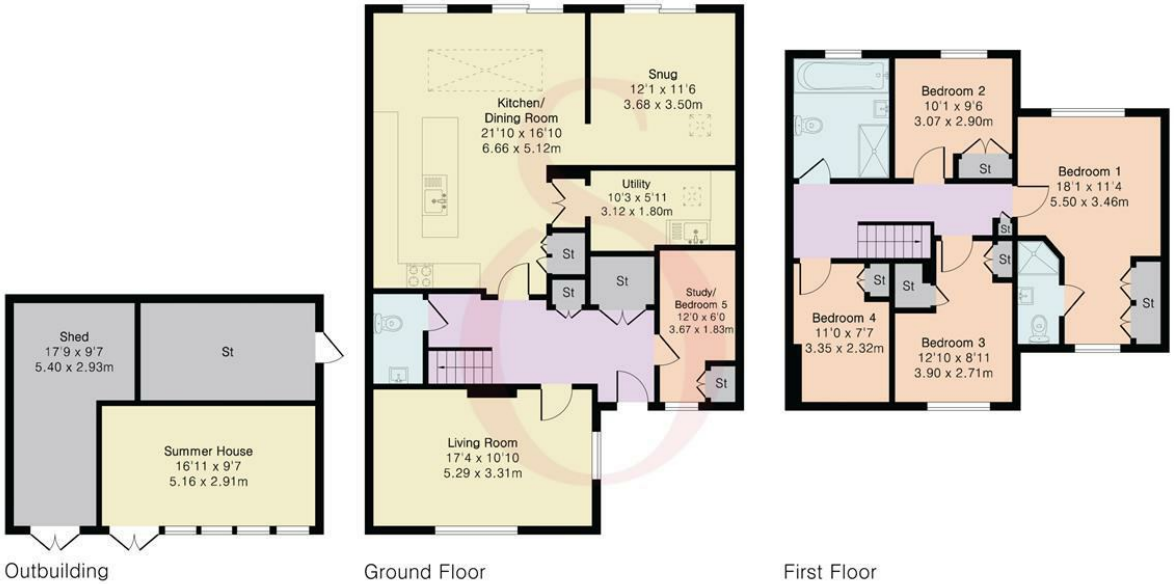
Approximate Gross Internal Area 1743 sq ft - 162 sq m
(Excluding Outbuilding)

Ground Floor Area 1057 sq ft – 98 sq m
First Floor Area 686 sq ft – 64 sq m
Outbuilding Area 424 sq ft – 39 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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