



123, The Avenue, Bengo
SG14 3DU
£800,000



stevenoates.com



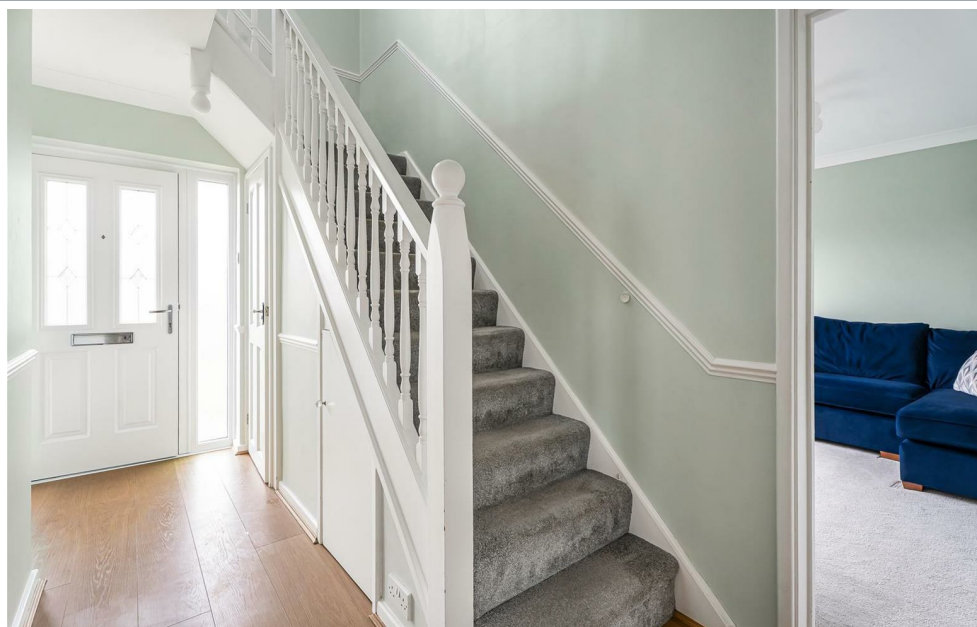
123 The Avenue, Bengeo, Herts, SG14 3DU

An extended and beautifully modernised four-bedroom semi-detached home, ideally located in the sought-after area of Bengeo, conveniently close to local shops and excellent transport links. Offering 1,627 sq ft of well-presented accommodation arranged over two floors, the property is in excellent condition throughout. The ground floor features a spacious hallway leading to a study, a ground floor cloakroom, and an impressive 26ft open-plan kitchen/dining/living area with direct access to the rear garden. The living area also provides access to a separate playroom. Upstairs, there are four generously sized bedrooms and a family bathroom. The superb 19ft principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Externally, the property offers off-street parking for two to three vehicles, access to a garage, and a mature, beautifully landscaped rear garden. Offered to the market with no onward chain.

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).



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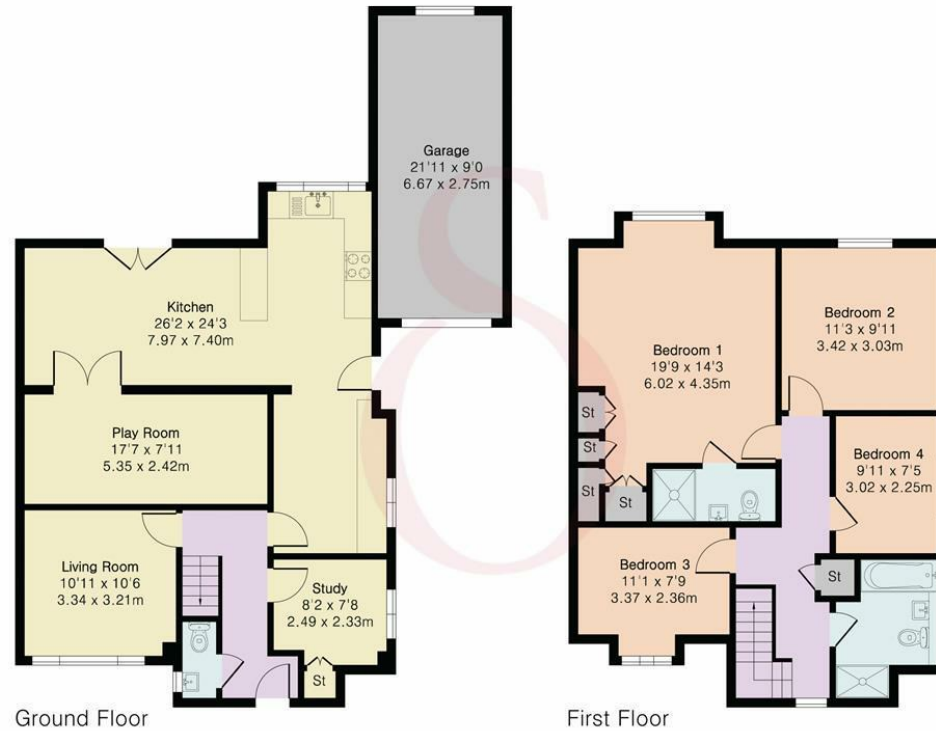
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**Approximate Gross Internal Area 1627 sq ft - 152 sq m
(Excluding Garage)**

Ground Floor Area 824 sq ft - 77 sq m

First Floor Area 803 sq ft - 75 sq m

Garage Area 197 sq ft - 18 sq m



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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