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A better home
moving experience



12 Watermill Lane

Bengeo, SG14 3LB

Guide Price £850,000

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12 Watermill Lane

Bengeo, SG14 3LB

Situated in a highly sought-after Bengeo location, just a stone's throw from Hartham Common and a short walk from Hertford town centre, this four bedroom detached family home offers excellent potential for a purchaser looking to modernise and create a long-term family home.

The property offers well-proportioned accommodation throughout, with plenty of scope for a purchaser to update and reconfigure the space to suit their own requirements.

On the ground floor is a spacious open plan living and dining room, providing an excellent amount of reception space, alongside a separate kitchen positioned to the rear of the property overlooking the garden. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are three generous double bedrooms and a good sized fourth bedroom, together with a family bathroom and separate WC.

Externally, the property benefits from a good sized rear garden, offering plenty of scope for landscaping and improvement. To the front is a generous driveway providing off-street parking, alongside a garage with electric door offering further parking or storage.

The location is undoubtedly one of the property's biggest selling points. Watermill Lane is ideally positioned within the ever-popular Bengeo area, with Hartham Common, The Meads and miles of riverside and countryside walks just moments away. Hertford town centre, with its excellent selection of shops, restaurants and amenities, is also within easy walking distance, whilst both Hertford East and Hertford North stations are easily accessible.

With its detached position, four good sized bedrooms, generous garden and considerable potential, this is an excellent opportunity to create a fantastic family home in one of Hertford's most desirable locations.



















- Four bedroom detached family home
- Highly sought-after Bengeo location
- Excellent potential to modernise and improve
- Three double bedrooms & good sized fourth
- Spacious open plan living/dining room
- Separate kitchen overlooking rear garden
- Downstairs cloakroom & upstairs separate WC
- Good sized rear garden
- Generous driveway & garage with electric door
- - Stone's throw from Hartham Common & short walk to town centre







Floor Plan



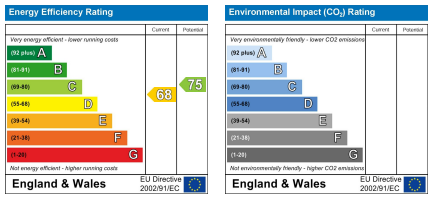
Total Area: 154.5 m² ... 1663 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Freehold

Council Tax Band:

G

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28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk