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est. 1992

15 Three Stiles, Benington, SG2 7LD

Price £379,995

Semi detached 3 bedroom village house with private driveway and borders onto farmland

A very well presented 3 bedroom semi-detached village house with generous gardens backing farmland and a private driveway for two cars. With a popular no thru road location, the house is approached via a deep entrance hall with staircase and includes: lounge with bay window and fireplace, dining room with access to a fitted kitchen and lovely conservatory, cloakroom, office/utility, covered side access and a modern white family bathroom. CHAIN FREE SALE.

Benington is a picturesque village, located in north-east Hertfordshire between Stevenage and Hertford, surrounded by open countryside and farmland. Although it does not have a wide choice of local amenities, there is a pub at either end of the village, two churches, a small primary school, village hall & recreation ground - and of course the impressive Benington Lordship estate and gardens. There is a good community feel, with an annual Fair, local Gardens Open Day, and Chilli and Flower Festivals. It is a popular and desirable place to live, with a rural ambience and reasonable access via road to Stevenage (4.2 miles) and Hertford (8.6 miles), both providing a comprehensive range of shops, retail parks and leisure facilities.

Stevenage and Knebworth (3.9 miles) stations are closest for the commuter with average London Kings Cross journey time of 30mins. Stansted airport - 30 miles - Luton Airport 17 miles - Heathrow airport 46 miles.

The accommodation is arranged as follows:

Double glazed front door leading to:

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Entrance porch

A useful area with wooden floor, full length opaque windows to the front, space for coats and glazed door to:

Entrance hall

Staircase leading to the first floor with under stairs cupboard housing electricity meter, and doors to:

Cloakroom

White suite comprising low flush WC and pedestal wash hand basin, wooden flooring and opaque window to the front.

Sitting room 12'8 x 12'8 (3.86m x 3.86m)

A comfortable room with Bay window to the front and attractive Victorian design pewter style fireplace.

Dining room 9'1 x 12'4 (2.77m x 3.76m)

This flexible area has wood effect flooring and access to both the kitchen and conservatory.

Conservatory 8'8 x 10'2 (2.64m x 3.10m)

This superb addition to the house has deep double glazed windows overlooking the garden and doors opening on to the terrace.

Kitchen 9'1 x 6'5 (2.77m x 1.96m)

Fitted with a range of wood effect wall and base units incorporating a single drainer stainless steel sink unit with mixer tap and ample working surfaces with splash tiling. Appliances include a Siemens dishwasher Belling oven, ceramic hob and Hotpoint washing machine. Ceramic tiled floor, window to rear and door to:

Covered sideway

An ideal area for those with pets or small children with doors to both the front and rear of the house. Access to:

Study/ utility room 7'5 x 6'6 (2.26m x 1.98m)

A Versatile room with window to the rear and wooden flooring.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

Hatch to part boarded loft space and doors to:

Bedroom 1 11'0 max x 12'7 max (3.35m max x 3.84m max)

A great double room with built in wardrobes and airing cupboard. Window to the front.

Bedroom 2 12'6 x 9'1 (3.81m x 2.77m)

Another double room with dual aspect windows over looking both the rear and side of the property.

Bedroom 3 7'7 (max)x 8'11 (2.31m (max)x 2.72m)

Window over looking the front, useful storage cupboard and built in cabin bed.

Family bathroom 6'3 x 5'0 (1.91m x 1.52m)

Modern white suite comprising panelled bath with chrome taps and recently fitted shower unit, low flush WC and pedestal wash hand basin. There is a heated towel rail, floor to ceiling tiling, ceramic tiled floor and window to the rear.

Outside

Rear garden

The mature rear garden of approx 75' is an excellent feature of the property, with patio spanning the entire width of the house and leading up to a deep lawn. There are flower beds with shrubs and summer house with power. The rear garden backs directly onto open farmland.

Front garden

Laid mainly to lawn with hedge boundary and mature shrub bed. Private driveway parking is also provided.

Council Tax & EER rating

Council Tax: D - £1786 - 2019/2020

EER: E

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

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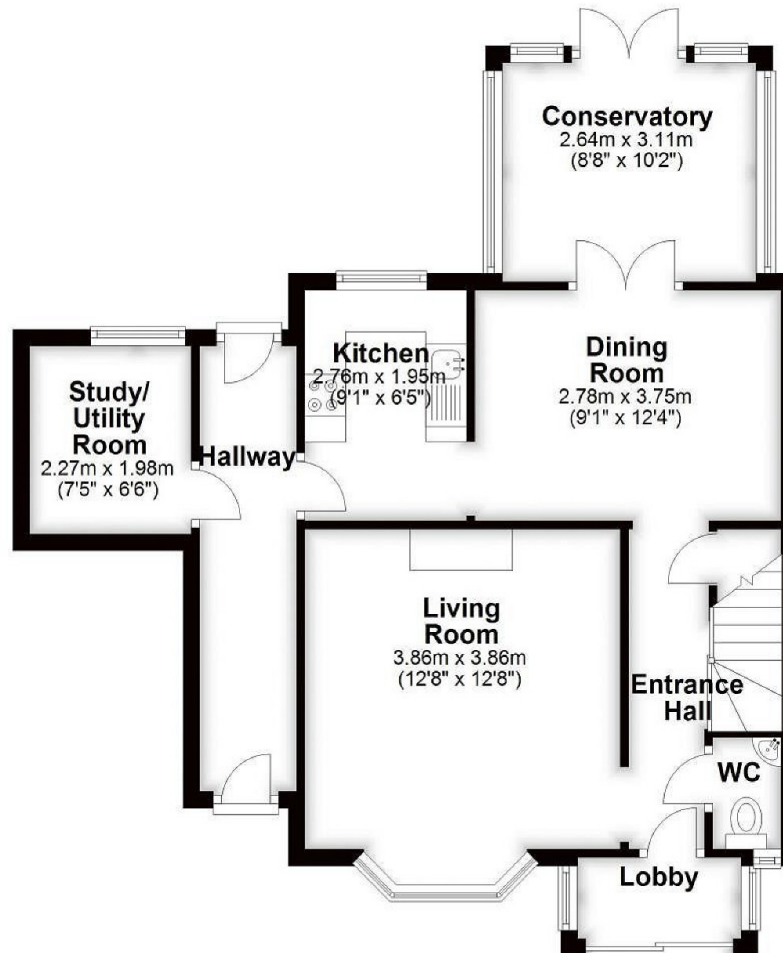






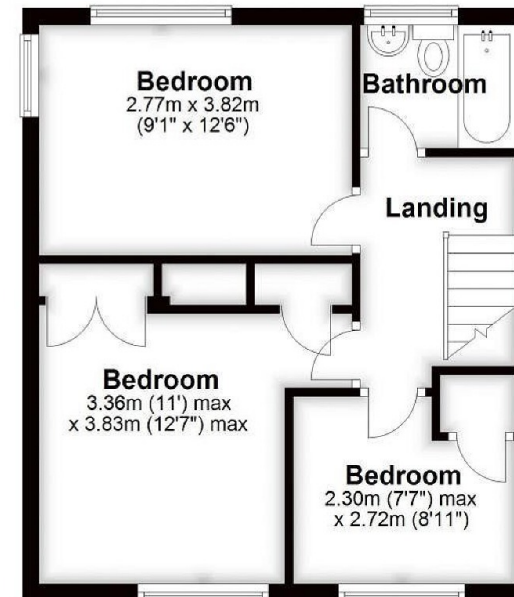
Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 100.9 sq. metres (1086.4 sq. feet)



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