



| 34 New Road | Bengeo | SG14 3JL

Price guide £420,000

A pleasant and peaceful residential position for this three bedroomed semi-detached house situated in this desirable location in Bengeo and offering fully double glazed and gas centrally heated family accommodation to include refitted contemporary style gloss white kitchen with a range of integrated appliances, spacious 19' living room and first floor bathroom. With a private 37' southerly aspect garden to rear and with the additional benefit of both driveway and garage to front providing off street parking. Must be viewed.



shepherds
A better home
moving experience



Front door into:

Entrance Hall:

Radiator, stairs to first floor and door to:

Living Room:

19'0 x 11'6 (5.79m x 3.51m) UPVC double glazed sliding doors to rear garden, radiator, coving, television and telephone points, under stairs cupboard and opens to:

Kitchen:

12'3 x 6'9 (3.73m x 2.06m) UPVC double glazed window to front, fitted with a range of contemporary style gloss white base and wall cupboards with contrasting Quartz work surface over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, radiator, recessed spot lights, integrated fridge, freezer and slimline dishwasher, built in stainless steel double oven with separate ceramic hob and stainless steel extractor hood over and splash back.



First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

12'8 x 12'5 (3.86m x 3.78m) UPVC double glazed window to front, radiator and built in wardrobes.

Bedroom 2:

11'2 x 11'2 (3.40m x 3.40m) UPVC double glazed windows to rear, radiator and airing cupboard housing hot water cylinder.

Bedroom 3:

11'2 x 7'10 (3.40m x 2.39m) UPVC double glaze window to rear and radiator.

Bathroom:

6'8 x 6'7 (2.03m x 2.01m) Opaque UPVC double glazed window to front, concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and wall mounted shower attachment, chrome heated towel rail, tiled flooring and walls in suite area.



Rear Garden:

Approx 37' (Approx 11.28m) Predominately laid to lawn with timber decked patio, enclosed by panel fencing with timber shed, outside light and pedestrian gated side access to front.

Garage:

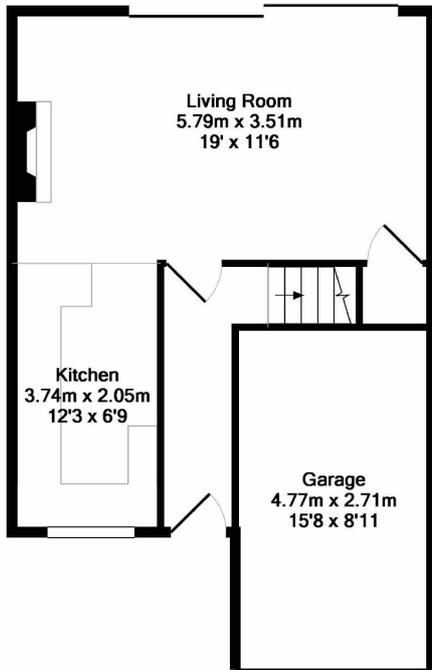
Single garage with up and over door and access via:

Driveway:

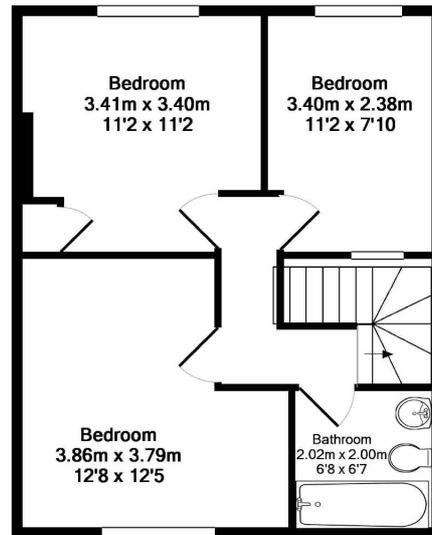
Off street parking for one car







Ground floor
Approx. Floor
Area 47.2 Sq.M.
(508 Sq.Ft.)



1st floor
Approx. Floor
Area 41.8 Sq.M.
(450 Sq.Ft.)

Total Approx. Floor Area 88.9 Sq.M. (957 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Shepherds
Riverside House
6 Mill Bridge
Hertford
Hertfordshire
SG14 IPY

Tel: 01992 551955

Email: enquiries@shepherdsofhertford.co.uk

To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk