



| 3 Duncombe Close | Bengeo | SG14 3DB

Price guide £590,000

LARGE CORNER PLOT with WALLED REAR GARDEN 60' x 40 and situated in this PEACEFUL AND MATURE NO-THROUGH ROAD LOCATION at the heart of Bengeo. Superbly presented family accommodation throughout to include TWO RECEPTION ROOMS, kitchen plus separate UTILITY ROOM with downstairs CLOAKROOM, refitted LUXURY SHOWER ROOM and delightful walled garden to rear with the additional benefit of DRIVEWAY and GARAGE to front providing off street parking.



shepherds
A better home
moving experience



Front door into:

Entrance Porch:

Opaque UPVC double glazed window to front and door into:

Entrance Hall:

Radiator, stairs to first floor with cupboard under and doors to:

Living Room:

15'6 x 11'10 (4.72m x 3.61m) UPVC double glazed window to front, feature fireplace with natural gas flame effect fire and raised hearth with hardwood mantle, radiator and door to:

Dining Room:

10'5 x 9'2 (3.18m x 2.79m) UPVC double glazed window to rear and door to garden, radiator, recessed spot lights and door to:

Kitchen:

12'8 x 8'0 (3.86m x 2.44m) UPVC double glazed window to rear, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled splash backs, recessed spot lights, tiled flooring, radiator, appliance space for fridge, electric cooker with filter hood over and dishwasher with plumbing provided and door to:

Utility Room:

9'0 x 8'9 (2.74m x 2.67m) UPVC double glazed window to rear and door to garden, fitted units with single drainer stainless steel sink unit, appliance space for fridge freezer and washing machine with plumbing provided, tiled splash backs, tiled flooring, door to garage and door to:

Cloakroom:

Opaque window to side, low level WC and tiled flooring.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

12'2 x 11'10 (3.71m x 3.61m) UPVC double glazed window to front, radiator and recessed cupboard.

Bedroom 2:

11'10 x 9'10 (3.61m x 3.00m) UPVC double glazed window to rear overlooking the garden, radiator, airing cupboard and recessed cupboard.

Bedroom 3:

8'11 x 8'0 (2.72m x 2.44m) UPVC double glazed window to front and radiator.

Luxury Shower Room:

6'8 x 6'7 (2.03m x 2.01m) Opaque UPVC double glazed window to rear, fitted with a white suite comprising low level WC, pedestal wash hand basin with mixer tap, shower cubicle with power shower, heated towel rail, recessed spot lights, fully tiled walls and flooring.

Garage:

16'0 x 9'0 (4.88m x 2.74m) Up and over door with power and lighting connected and window to side.

Front:

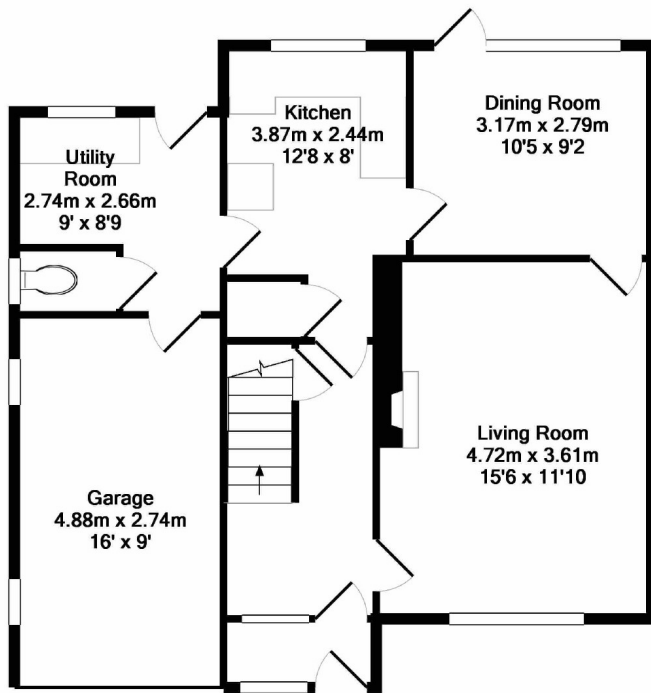
Driveway providing off street parking:

Rear Garden:

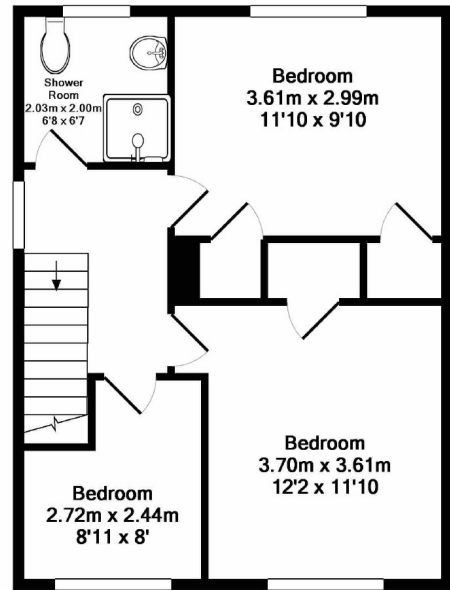
60' X 40' (18.29m X 12.19m) Mature and spacious garden to rear with walled boundaries, predominately laid to lawn with well stocked borders and paved patio and seating area, pedestrian gated access to front, timber shed and outside tap and light.







Ground floor
Approx. Floor
Area 64.0 Sq.M.
(689 Sq.Ft.)






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


Total Approx. Floor Area 105.9 Sq.M. (1140 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	65	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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