



| 114 Duncombe Road | Bengeo | SG14 3DA

Price guide £490,000

OFFERED CHAIN FREE - SUNNY WEST FACING GARDEN of 40' with GARAGE and PARKING SPACE to rear and offering TERRIFIC SCOPE and ORIGINAL FEATURES throughout current accommodation which includes TWO RECEPTION ROOMS plus additional GARDEN ROOM and FIRST FLOOR BATHROOM. A PEACEFUL and mature HEART OF BENGEO position with the highly unusual benefit of its own garage located directly to the rear of the property and easily accessed via private drive.



shepherds  
A better home  
moving experience





Front door into:

**Entrance Porch:**

Door leading into:

**Entrance Hall:**

Oak flooring, stairs to first floor and doors to:

**Dining Room:**

13'11 x 10'6 (4.24m x 3.20m) Window to front and radiator.

**Living Room:**

11'7 x 10'10 (3.53m x 3.30m) Window to rear, feature fireplace with raised hearth, under stairs cupboard, shelving to recess, oak flooring and sliding door to:

**Kitchen:**

12'11 x 6'11 (3.94m x 2.11m) Window to side over garden, fitted with a range of shaker style base and wall cupboards with contrasting wood work surface over incorporating one and a half bowl single drainer sink unit with mixer tap, ceramic tiled flooring, four ring gas hob with split-level oven and grill, tiled splash backs, appliance space for dishwasher and washing machine with plumbing provided and door to:

**Garden Room:**

11'9 x 6'11 (3.58m x 2.11m) Windows to side and rear, floor mounted boiler and doors to rear garden.

**First Floor Landing:**

Access to large insulated loft. Doors to:

**Bedroom 1:**

13'11 x 11'7 (4.24m x 3.53m) Dual windows to front, limed oak style flooring, radiator and fitted wardrobes.

**Bedroom 2:**

10'6 x 10'0 (3.20m x 3.05m) Window to rear, fitted wardrobe and further inset cupboard.

**Bathroom:**

Dual aspect windows to side and rear, fitted with a white suite comprising cast iron panel enclosed bath with chrome mixer shower attachment and wall mounted power shower, vanity unit wash hand basin with cupboard under, low level WC, range of storage cupboards and airing cupboard, radiator and tiled splash backs.

**Rear Garden:**

Approx 40 (Approx 131'3") West facing garden to rear hard landscaped with paving and borders, outside tap, raised rockery, pergola and with pedestrian gated access at rear leading to:

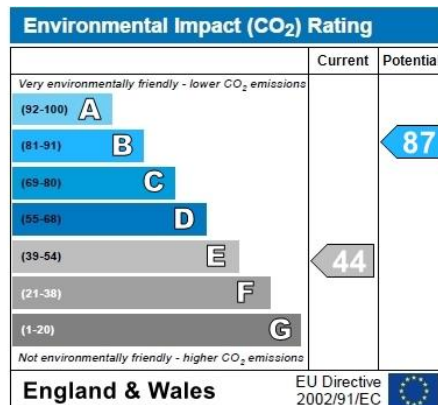
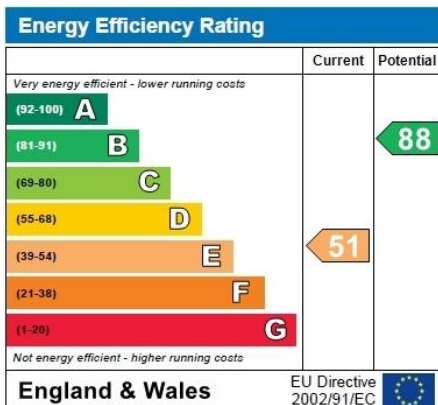
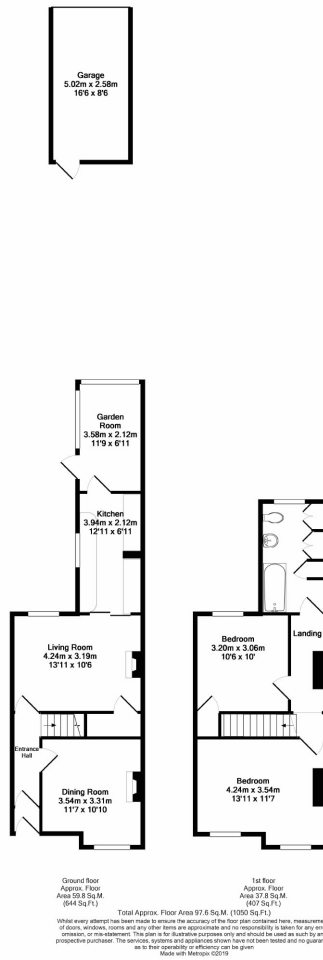
**Garage:**

16'6 x 8'6 (5.03m x 2.59m) Single garage arranged en-bloc to rear with up and over door and additional parking space to the front. Approached via private drive.









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