



| 17 Elton Road | Bengeo | SG14 3DW

Price guide £745,000

A beautifully presented four bedroom Victorian terraced home situated in this highly desirable and rarely available location within walking distance to Hertford North mainline station, local primary school and the town centre. This fully double glazed and gas centrally heated home offers a wealth of character throughout to include open fireplaces and decorative cornice coving with accommodation to include 14' living room with feature wood burning stove, 11' dining room and refitted kitchen opening onto the family room. Master bedroom with en-suite shower room and additional luxury family bathroom with four piece suite and delightful 60' west facing gardens with summerhouse.



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moving experience



Front door into:

Entrance Hall:

Oak flooring, dado rail, stairs to first floor, radiator and doors to:

Cloakroom:

Low level WC and wash hand basin.

Living Room:

14'8 x 11'2 (4.47m x 3.40m) Bay window to front, feature fireplace with wood burner and slate tiled hearth, picture rail, cornice, full height radiator, television point and two wall light points.

Dining Room:

11'10 x 9'9 (3.61m x 2.97m) Sash window to rear, oak flooring, feature open fireplace, built in cupboards, full height radiator, picture rail and coving.

Kitchen:

10'3 x 8'10 (3.12m x 2.69m) Sash window to side, range of modern base and wall cupboards with granite work surfaces over incorporating single drainer sink unit with mixer tap, water softener, built in Neff microwave, appliance spaces for range cooker, American style fridge/freezer, tumble dryer, dishwasher and washing machine with plumbing provided, tiled flooring and opening to:

Family Room:

10'6 x 10'3 (3.20m x 3.12m) Door to side and French patio doors to rear garden, tiled flooring, range of base wall cupboards with work surfaces over.

First Floor Landing:

Radiator, dado rail, stairs to second floor, recessed airing cupboard, additional storage cupboard and doors to:

Bedroom 1:

12'2 x 11'10 (3.71m x 3.61m) Dual double glazed sash windows to front, feature fireplace, radiator and door to:

En-Suite Shower Room:

Opaque double glazed sash window to front, fully tiled room with low level WC, wall mounted wash hand basin, corner shower cubicle, chrome towel radiator and recessed spot lights.

Bedroom 2:

11'10 x 11'9 (3.61m x 3.58m) Sash window to rear, feature fireplace, radiator and coving.

Bedroom 3:

10'7 x 10'3 (3.23m x 3.12m) Sash window to rear and radiator.

Bath & Shower Room:

7'10 x 7'6 (2.39m x 2.29m) Opaque double glazed sash window to side, corner shower cubicle, low level WC, vanity wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully tiled room, recessed spot lights and chrome towel radiator.

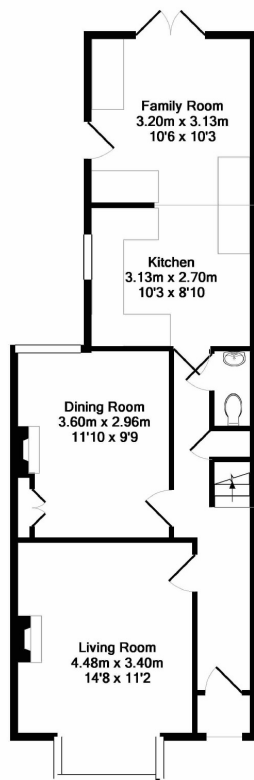
Second Floor:

Stairs leading up to:

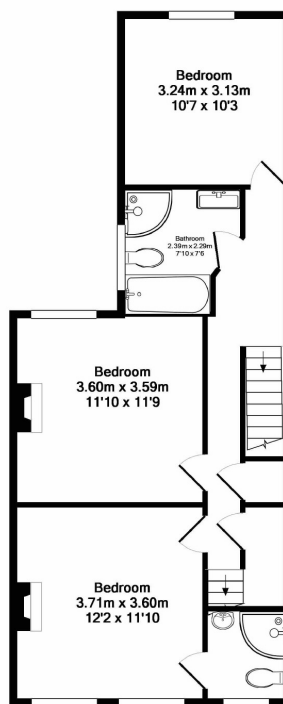
Bedroom 4:



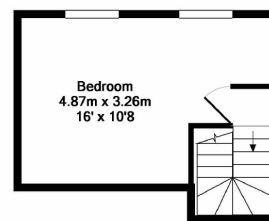




Ground floor
Approx. Floor
Area 52.9 Sq.M.
(569 Sq.Ft.)



1st floor
Approx. Floor
Area 55.2 Sq.M.
(594 Sq.Ft.)

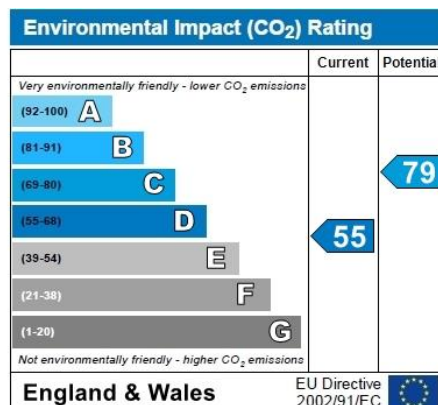
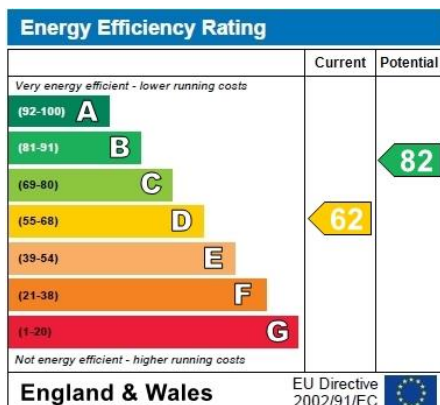


2nd floor
Approx. Floor
Area 16.8 Sq.M.
(181 Sq.Ft.)

Total Approx. Floor Area 124.9 Sq.M. (1344 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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