



| 5 Parkhurst Road | Bengeo | SG14 3AZ

Price guide £600,000

FULLY REFURSBISHED AND EXTENDED CHARACTER HOUSE situated in this highly sought after and convenient location in the heart of Bengeo within walking distance to HERTFORD NORTH MAINLINE TRAIN STATION and the town centre. Offering SPACIOUS accommodation to include STUNNING 27' KITCHEN/ DINER with a range of integrated appliances, FIRST FLOOR BATHROOM and downstairs cloakroom. SOUTH WEST FACING GARDEN to rear and is being OFFERED CHAIN FREE!



shepherds  
A better home  
moving experience



Front door into:

### Entrance Lobby:

Wood flooring, stairs to first floor and doors to:

### Living Room:

13'3 x 12'5 (4.04m x 3.78m) Bay window to front, wood flooring, feature fireplace and radiator.

### Kitchen/Diner:

27'8 x 12'5 (8.43m x 3.78m) Stunning open plan space with dining area comprising of radiator, wood flooring, recessed spot lights, under stairs cupboard, door to cloakroom and open plan to the kitchen area comprising feature skylight, UPVC double glazed window to rear and French doors opening onto the garden, fitted with a range of contemporary style base and wall cupboards with Quartz work surfaces over incorporating inset one and a half bowl stainless steel sink unit with mixer tap, tiled splash backs, radiator, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood over, a range of integrated appliances to include fridge freezer, washing machine and slimline dishwasher, cupboard housing Worcester combination gas boiler.



### Cloakroom:

Extractor, fully tiled walls, low level WC, vanity wash hand basin with mixer tap and cupboard under and tiled flooring.

### First Floor Landing:

Sash window to side, radiator, stairs to second floor and doors to:

### Bedroom 1:

12'5 x 11'6 (3.78m x 3.51m) Window to front, feature fireplace and radiator.

### Bedroom 2:

9'5 x 8'8 (2.87m x 2.64m) Sash window to rear, recessed spot lights and radiator.



### Bathroom:

Window to rear, recessed spot lights, low level WC, panel enclosed bath with mixer tap and separate mixer shower over with rainfall head, vanity wash hand basin with mixer tap and drawer under, chrome heated towel rail, extractor, tiled walls and flooring.

### Second Floor:

Under eaves storage and door to:

### Bedroom 3:

11'1 x 7'10 (3.38m x 2.39m) UPVC double glazed window to rear, radiator and recessed spot lights.

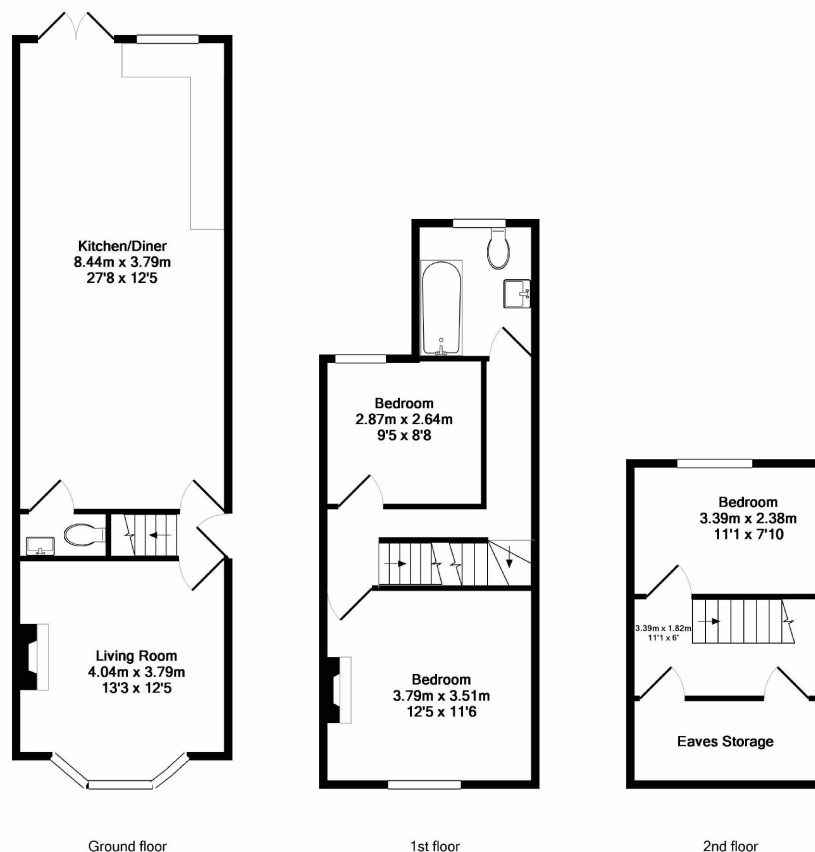
### Rear Garden:

Approx 20' (Approx 6.10m) South west facing garden laid to lawn with decked timber patio and enclosed by panel fencing with pedestrian gated side access to front.

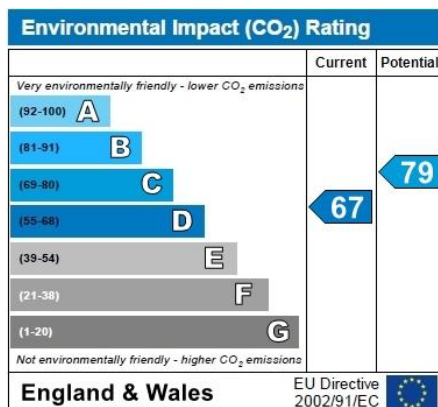
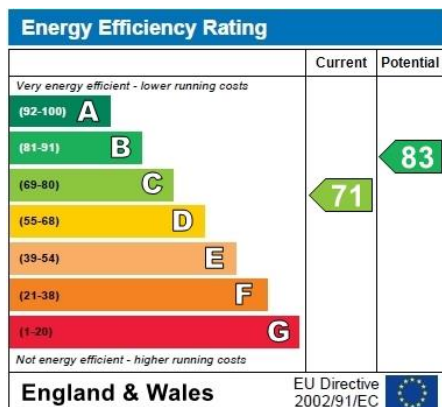








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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