

142a Bengeo Street  
Herford, SG14 3EY  
£2,800

**ma**  
morgan alexander





## 142a Bengoe Street Hertford, SG14 3EY

Introducing a stunning new build four-bedroom property located in Bengoe Street, Hertford, where modern living meets stylish comfort. This beautifully designed residence is perfect for families and professionals alike, offering a spacious layout that includes three generously sized double bedrooms and one single bedroom. The master suite is a true retreat, featuring a luxurious ensuite bathroom and a spacious walk-in wardrobe.

The property boasts a total of three bathrooms, maximising efficiency for everyone in the household. At the heart of the home is a stylish open-plan dining area that seamlessly connects to a contemporary kitchen, equipped with modern fitted appliances—ideal for entertaining guests or enjoying family meals.

Step outside to discover a low-maintenance garden, perfect for relaxation or hosting gatherings. The back door conveniently leads to two secure off-street parking spots, providing easy access and added convenience.

Situated in the desirable area of Bengoe Street, this property is not only close to local amenities, schools, and parks but also benefits from excellent bus links and is just a short journey away from Hertford North train station. Don't miss the opportunity to make this exceptional new build your forever home. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer! Option for the property to be either furnished or unfurnished, allowing you to tailor the space to your preferences.

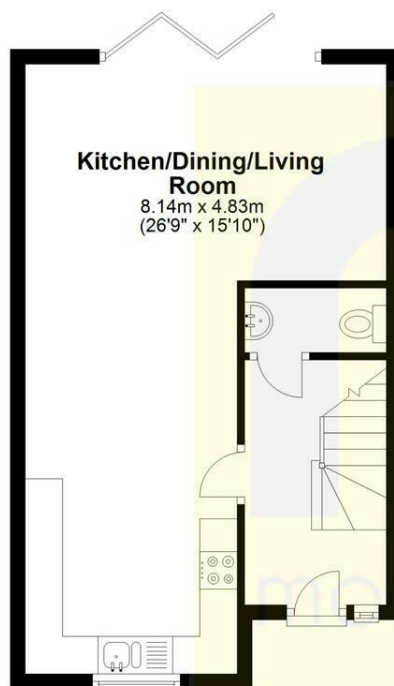
Available 15th October 2024





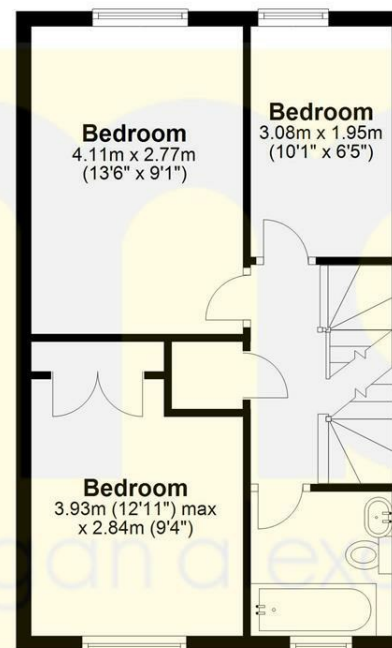
### Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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