

**53 Bengeo Street**  
**Herford, SG14 3ET**  
**Guide price £675,000**

**ma**  
morgan alexander







## 53 Bengeo Street Hertford, SG14 3ET

A beautifully extended three bedroom Victorian home which enjoys a modern interior finish throughout, complimented by many original features and located within walking distance of Hertford town centre.

This stylish home is arranged over three floors offering well proportioned bright rooms with lots of space for a growing family.

The front of the house has a lounge with attractive fireplace, sitting room with wooden floors and open plan to the stunning fitted kitchen breakfast room which is open plan to the dining room. French doors provide access to the garden. A modern ground floor bathroom completes this floor.

On the lower ground floor is a basement with window to front.

To the first floor is three bedrooms and the family bathroom.

Outside there is a delightful rear garden, perfect for family fun and outside dining, with a good-sized lawn area- the best of both worlds! At the rear of the garden is a home office, storage area and a studio. Being located on Bengeo Street this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course the River Lea and Hartham Common.

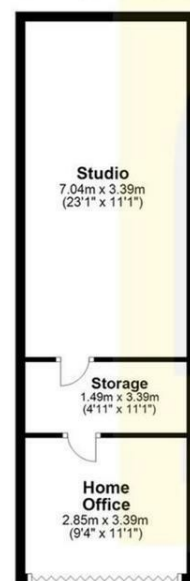






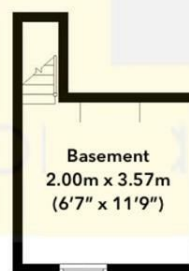
#### Outbuilding

Approx. 39.3 sq. metres (422.5 sq. feet)



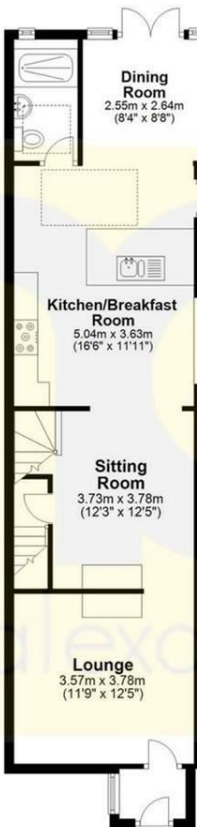
#### Basement

Approx. 13.4 sq. metres (144.1 sq. feet)



#### Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



#### First Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 156.1 sq. metres (1679.8 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, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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