

109 The Avenue
Herford, Hertfordshire SG14 3DU
Guide price £675,000





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CHAIN FREE - Set in one of the most sought after locations in Bengeo, this extended four bedroom semi-detached family home enjoys a mature garden, garage and is located within easy walking distance of Bengeo shops, Primary school, other local amenities and Hertford North Station.

Occupying a prime location with fantastic scope for development, subject to planning, this home offers an excellent setting for family life. Set back from the road, with front garden providing off street parking this home presents a welcoming entrance hall. The living room offers views to the front down one of Bengeo's most prestigious roads. The kitchen is fitted with a range of units, work surfaces and spaces for appliances. Dining room with sliding patio doors to the garden. There is an inner hall with access to the cloakroom/WC and stairs to first floor.

On the first floor is a good size landing with doors leading to the four bedrooms and a family bathroom.

Offering a high degree of privacy, this house is complemented by a manageable rear garden, laid mainly to child friendly lawn with flower beds and shrubs.

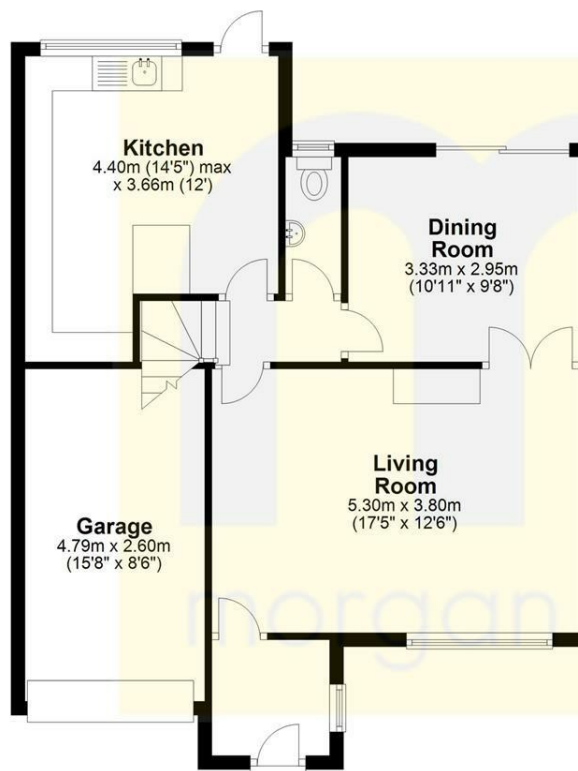
A landscaped patio area provides ample space for outside dining and entertaining. The garage with power and light is accessed via a driveway. A side gate provides access from the back garden to the front of the property.





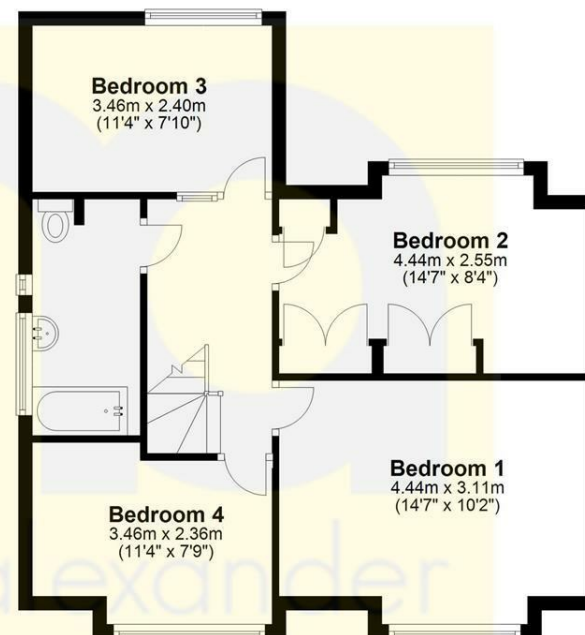
Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 122.2 sq. metres (1315.2 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, 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.
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk