

29 Benningfield Road  
Ware, SG12 8RD  
Offers in excess of £650,000





## 29 Benningfield Road Ware, SG12 8RD

The property has been thoughtfully extended to create a wonderfully balanced home. The ground floor features a welcoming entrance hall, a bright living room, a spacious kitchen/breakfast room perfect for family gatherings, and a utility room. There is also a formal dining room, a light-filled conservatory, and a versatile reception room/ground-floor bedroom complete with en-suite shower room, ideal for guests or multigenerational living.

Upstairs, the first floor offers three well-proportioned bedrooms, a modern family bathroom, and a useful study area – perfect for those who work from home.

Externally, the property enjoys a beautifully established rear garden offering a high degree of privacy and mature planting. To the rear, you will find a double garage with an attached home office – a brilliant space for working or hobbies – along with ample off-street parking.

Widford is one of East Hertfordshire's most desirable villages, combining charming period character with modern-day convenience. The village is surrounded by stunning open countryside, with an abundance of footpaths and bridleways perfect for walking, running, or cycling.

For local amenities, the neighbouring village of Hunsdon is just a short drive away and offers two well-regarded pubs – The Crown and The Fox & Hounds – along with a handy village shop for everyday essentials. A wider selection of shops, cafes, and restaurants can be found in nearby Ware and Hertford.





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

**PROPERTY MISDESCRIPTIONS ACT 1991**

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