

69 Bengeo Street  
Herford, SG14 3ET  
£875,000







## 69 Bengeo Street Hertford, SG14 3ET

Charming Four-Bedroom Victorian Home on the Edge of Hertford Town Centre. Located on a Popular residential street just a short walk from key local services, this beautifully refurbished Victorian four-bedroom home offers the perfect balance of period charm and modern practicality, set over four floors and extending to approximately 1,746 sq.ft. Lovingly updated by the current owners, this elegant property is ideal for growing families seeking flexible living space, excellent schooling options, and great commuter links.

Behind its handsome façade, the home opens into a welcoming hallway with original wood flooring and an abundance of natural light. At the front of the house, the formal lounge is a bright and characterful space featuring a large bay window and period fireplace—perfect for relaxed evenings.

To the rear, the dining room leads directly out to the garden, offering a wonderful setting for hosting family meals or entertaining guests. The adjoining kitchen is well-planned and stylishly appointed, with quality fitted units and granite work surfaces, offering plenty of storage and workspace.

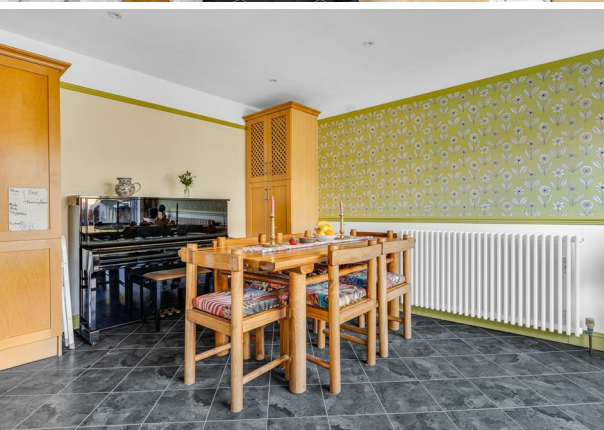
The lower ground floor provides excellent versatility, currently arranged as a home office with an additional ideal for working from home or guest use. Upstairs on the first floor, a generous landing gives access to three well-proportioned bedrooms and the family bathroom.

The top floor features a spacious fourth bedroom with its own en-suite shower room, offering a private retreat for guests or a teenager's suite. With a walk in wardrobe. Outside, the property is set back from the road behind a walled front garden with gated access. The rear garden has been thoughtfully landscaped, providing terraced seating areas ideal for outdoor dining and entertaining. A rear access gate leads to a private parking area, which is electric car charger ready. Just a short walk from Hertford North Station and close to a range of highly regarded schools, this home is ideally positioned.









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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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