

103 Bengeo Street  
Herford, SG14 3EZ  
Guide price £650,000

**ma**  
morgan alexander





## 103 Bengo Street Herford, SG14 3EZ

Internally, the property retains a traditional feel with well sized rooms throughout. The ground floor comprises a bright and spacious living room to the front, complemented by a separate dining room that flows onto the kitchen that overlooks the rear garden. The kitchen sits beyond and, while functional, presents a clear opportunity for reconfiguration and extension, subject to the usual planning consents. The family bathroom completes the ground floor accommodation.

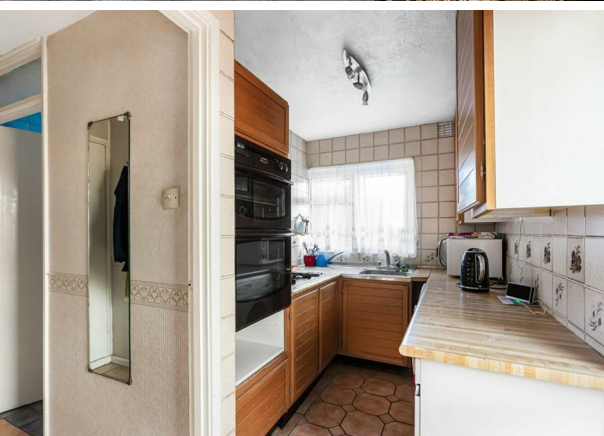
A useful basement adds further versatility, ideal for storage or potential conversion.

Upstairs, there are three bedrooms, all of good proportions. The layout lends itself well to modernisation, with the potential to enhance both space and flow.

Outside is where this home really is special. The rear garden is a standout feature, offering a generous, mature plot with an expansive lawn, established planting and plenty of space for family use, entertaining or future landscaping. It strikes a rare balance between usable open space and a leafy, private feel. To the rear, a detached garage is set back, while the property also benefits from a driveway providing off street parking. Side access connects the front and rear.

Location wise, this is hard to fault. Bengo remains one of Herford's most sought after areas, known for its community feel and proximity to both town and countryside. Herford town centre is within walking distance, offering a range of independent shops, cafes, restaurants and bars, Beam theatre, along with both Herford East and Herford North stations providing excellent links into London. For those who value outdoor space, the River Lea, Hartham Common and surrounding countryside walks are all close by.





**Approximate Gross Internal Area 925 sq ft - 86 sq m  
(Excluding Garage)**

Ground Floor Area 455 sq ft – 42 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 157 sq ft – 15 sq m



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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