

SIMPLY HOMES

Bentley Road

Hertford SG14 2EN

Price Guide £450,000



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A recently built and contemporary three-bedroom, end-terrace family property with a nicely landscaped rear garden, off-street parking and all perfectly located within walking distance to Hertford North Station and the local amenities. The property was newly built in July 2019 and features a further 5 years warranty.

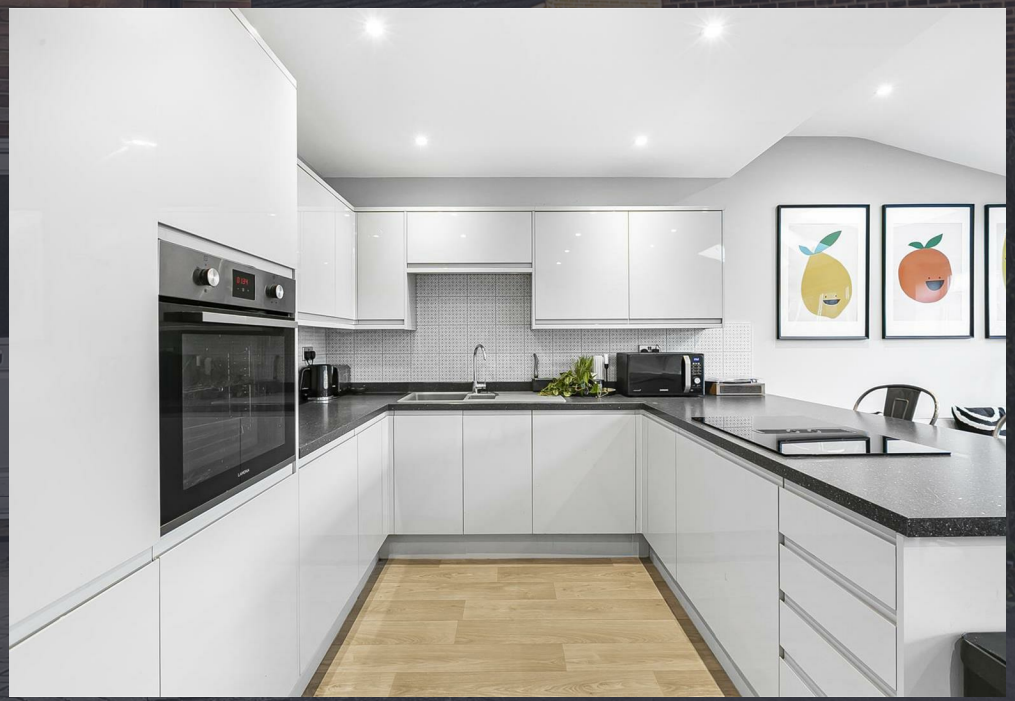
Enter via the entrance porch with space for boots and coats, on into the light and airy entrance hallway. The hallway leads to a good-sized and front aspect living room with a front aspect bay window. The modern, fully fitted kitchen/diner comprises of a range of base and eye level units, numerous integrated appliances, a rear aspect double glazed window and French doors leading to the garden. The ground floor also features a cloakroom/WC.

To the first-floor landing, comprising of two spacious double bedrooms, both with fitted wardrobes and a third bedroom currently serving as a guest bedroom/home office. The three bedrooms are all beautifully presented and are served by a superbly finished three-piece family bathroom.

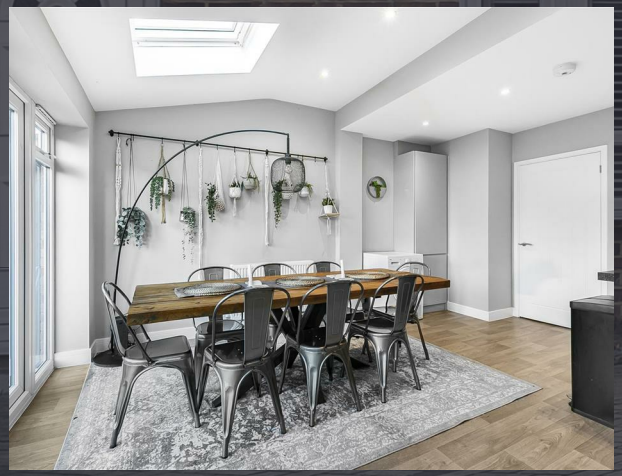
The exterior consists of a delightful rear garden, perfect for all entertainment needs. Predominantly laid to lawn with an initial patio area and a set of steps leading to a pathway onto the end of the garden. The rear of the garden provides a useful outbuilding for storage and a further patio area. The front of the property benefits from a blocked-paved driveway, providing off-street parking for at least two cars.

The property is located on a mature residential road to the west of Hertford town and within proximity to Hertford North station and a handful local shops and amenities.











- Ground Floor -

Entrance Hallway	
Cloakroom/WC	
Living Room	13'6" x 9'10" (4.13m x 3.00m)
Kitchen	18'0" x 16'10" (5.49m x 5.14m)

- First Floor -

Landing	
Bedroom One	11'9" x 9'4" (3.59m x 2.86m)
Bedroom Two	10'2" x 9'4" (3.11m x 2.86m)
Bedroom Three	8'1" x 7'0" (2.47m x 2.15m)
Family Bathroom	

- Exterior -

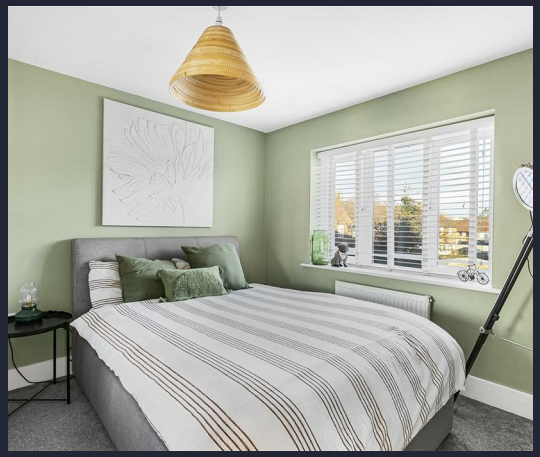
Driveway

Rear Garden

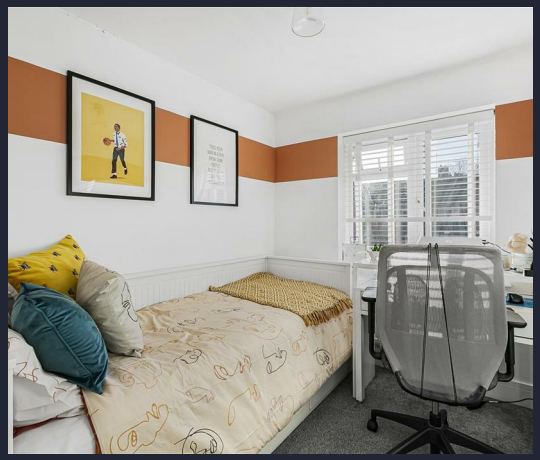
Garden Shed











Approximate Gross Internal Area 921 sq ft – 86 sq m
Ground Floor Area 546 sq ft – 51 sq m
First Floor Area 375 sq ft – 35 sq m



Ground Floor First Floor



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