



SIMPLY HOMES

The Avenue
Bengeo SG14 3DX

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Accommodation:

The property has been thoughtfully reimagined to deliver an exceptional flow of accommodation, ideally tailored to contemporary family living. A welcoming entrance hallway sets the tone, complete with a cleverly designed recessed area perfect for coats, shoes and everyday essentials, alongside a stylish ground floor cloakroom.

The ground floor offers a versatile arrangement, including a comfortable sitting room, a well-appointed study ideal for home working, and a spacious utility room providing excellent practicality.

Extending across the full width of the rear is a truly impressive open-plan kitchen, dining and family space with the added benefit of underfloor heating. The room is bathed in natural light and enjoying uninterrupted views over the wonderfully private garden. The kitchen itself is beautifully finished, featuring a range of bespoke base and wall-mounted units, elegant quartz work surfaces, and a central island that provides both a focal point and a highly functional space for cooking, dining and entertaining.

Upstairs, the principle bedroom enjoys a dual aspect and features a spacious en-suite (formerly bedroom four), complemented by two further well-proportioned double bedrooms.

The contemporary family bathroom is particularly impressive, offering both a bath and a separate double shower. There is also excellent potential, subject to the necessary consents, to extend into the loft space as others nearby have done, creating additional bedrooms and a bathroom if required.

Exterior:

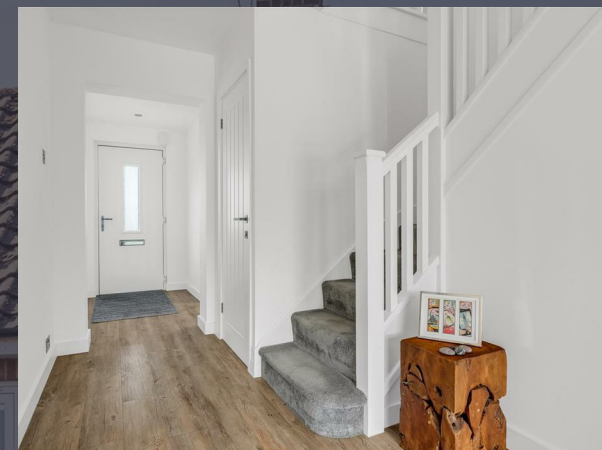
Externally, the property offers off-street parking to the front, along with useful storage within the remaining section of the garage, ideal for bicycles and outdoor equipment. The rear garden provides a peaceful and secluded setting, with a generous patio area perfect for entertaining, surrounded by established planting, mature shrubs and trees.

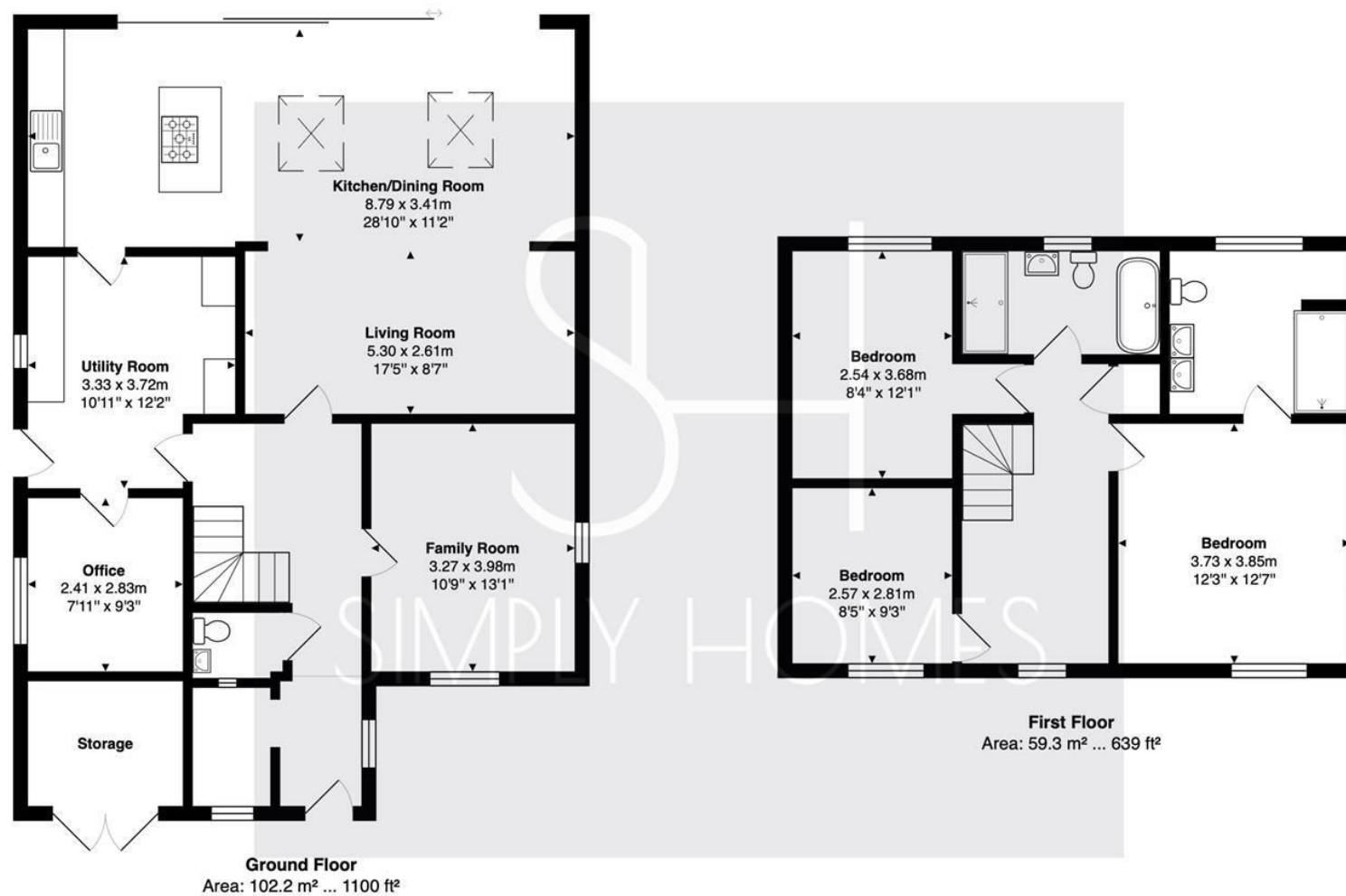
This is a home that must be experienced in person to fully appreciate the quality of finish, sense of space, and overall tranquillity it provides.

Location:

Bengeo remains one of Hertford's most desirable residential addresses, celebrated for its strong sense of community and enviable convenience. This charming and established neighbourhood offers an ideal setting for families and professionals alike, combining a peaceful atmosphere with excellent local amenities.

Hertford itself provides an outstanding selection of highly regarded schools, both state and independent, along with an eclectic mix of restaurants, cafés and bars catering to all tastes. For commuters, the town is exceptionally well connected, with two mainline stations offering regular services into London Liverpool Street and London Kings Cross, making it perfectly suited for those seeking a balance between town and city living.





Total Area: 161.6 m² ... 1739 ft²



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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

