



59A Revels Road, Hertford, SG14 3JU  
Guide Price £450,000

**Lanes**  
ESTATE AGENTS

## 59A Revels Road, Hertford, SG14 3JU

Bengeo is highly desirable place to live with an excellent primary school. On the edge of Hertford town with great links to all shops. This 3 bedroom family home is perfect for a growing family with the added benefit of future extension STPP.



**Entrance Hall** 18'2" (5.54m)

Welcoming entrance with w/c cloakroom to the left and dual access to kitchen/lounge area. Two storage cupboards with stairs leading to the first floor.

**Lounge** 16'0" x 11'2" (4.88m x 3.40m)

Open plan lounge of kitchen diner with patioed doors leading to rear garden.

**Kitchen Diner** 18'2" x 9'7" (5.54m x 2.92m)

Bright kitchen diner which leads through to an open plan lounge. Kitchen encompasses built in double oven with separate cooker hob, along with fridge/freezer, washing machine and plenty of cupboard space. Diner spacious for family dining table with side access door.

**Ground Floor W/C**

**First Floor Landing**

Access to all rooms

**Bedroom 1** 12'10" x 9'7" (3.91m x 2.92m)

Bright front bedroom with built in wardrobes

**Bedroom 2** 12'10" x 9'7" (3.91m x 2.92m)

Good second double bedroom with built in wardrobes

**Bedroom 3** 9'5" x 6'6" (2.87m x 1.98m)

Good size room with window rear aspect.

**Bathroom** 6'6" x 5'8" (1.98m x 1.73m)

Concealed cistern with vanity style hand basin. Panel bath with heated towel rail.

**Exterior**

**Front Garden**

Small formal front garden

**Rear Garden**

EXCELLENT family size garden

**PARKING**

Drive with aprking for 3 cars

**Drive** 17'8" (5.38m)

Large drive to the side with potential to extend STPP







**Lanes**  
ESTATE AGENTS

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022.

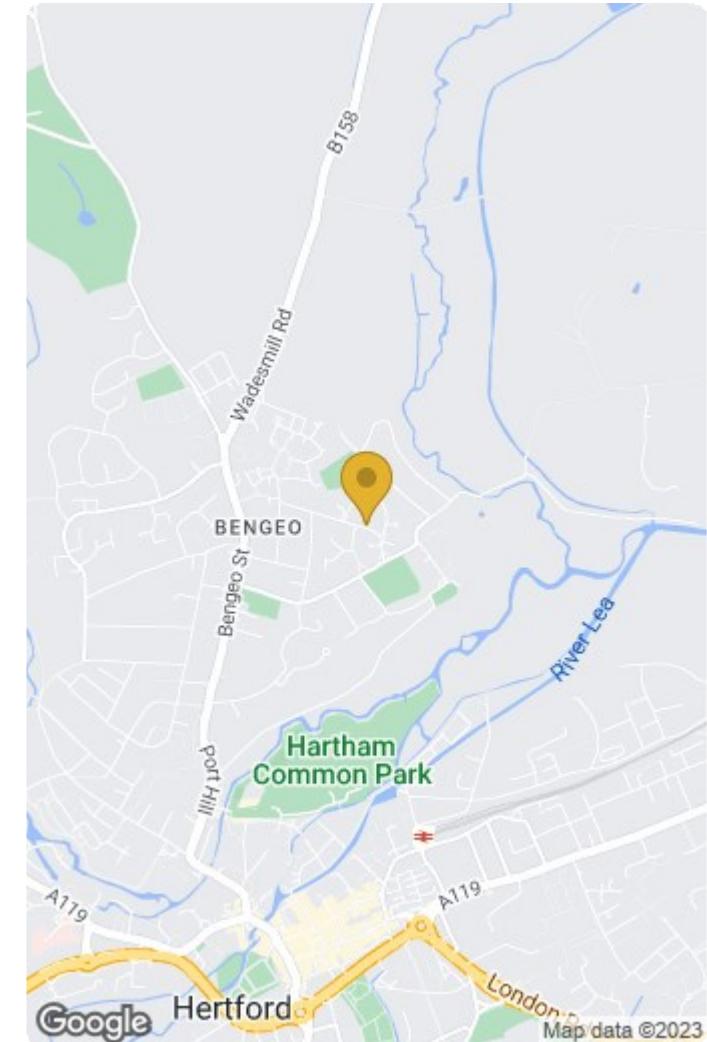
#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: [he@lanesproperty.co.uk](mailto:he@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

Not energy efficient - higher running costs



#### Energy Efficiency Rating

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

