

Lanes

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107 Duncombe Road, Bengeo, Hertford, SG14 3DA

Offers Over £800,000

*** A Truly STUNNING DETACHED FAMILY home *** A UNIQUE Period property which has been LOVINGLY renovated and extended by the current owners to offer excellent space. BRIGHT and AIRY rooms, which flows perfectly and offers a homely feel throughout. Located in Bengeo and walkable to all local amenities including primary school, pubs, and local shops. The quality of the finish is exceptional with the recently installed ASH kitchen, STUNNING exposed brickwork fireplace with wood burner, cast iron radiators and original exposed floorboards. Parking to front of property. The large SUNNY garden offer a good space for the children or entertaining friends



Hall
Impressive entrance with original exposed floor boards and character finish, stairs to first floor, doors to; Lounge and dining room

Lounge
14'9 x 11'8 (4.50m x 3.56m)
Working Feature Fireplace to main wall, and bay window with shutters to front aspect. Original exposed floor continuing from dining room and hall. 8'6" high ceilings. Bi-fold doors affording access to the dining room

Dining Room
13'3 x 11'3 (4.04m x 3.43m)
BEAUTIFUL Feature Fire Place with woodburner and exposed brickwork. Door to hall and Bi fold doors to the lounge. Double doors giving access to the kitchen breakfast room. Two understairs storage cupboards. Original exposed floor

Kitchen / Breakfast
20'7 x 10'6 (6.27m x 3.20m)
The PERFECT kitchen breakfast room with central island / breakfast bar under an EXCELLENT lantern top skylight. Space for American size fridge freezer and cooking range. Newly fitted ASH kitchen. Full range of base and eye level units under worksurfaces. Integrated Dishwasher. Tall ladder style unit, with complementary pan drawers. Doors to; garden, ground floor shower room, and utility. Window over-looking the rear garden. Feature flooring in Kitchen, Shower Room, and Utility Room
The kitchen is only 12 months old

Utility Room
12' (3.66m)
Great 12 foot worksurface with space for multiple appliances beneath, including Automatic washing machine and tumble dryer. Part tiled walls. Boiler cupboard. Continued feature flooring

Shower Room
Walk-in shower cubicle. Victorian style Suite. Chrome heated towel rail. Low Level W/C and wash hand basin, window to rear aspect. Tiled splash backs and continued feature flooring

First Floor Landing
Original exposed floor. Doors to all rooms. Loft access

Bedroom One
15'6 x 13'1 (4.72m x 3.99m)
Feature Fire place to one wall. Featured original exposed floorboards. Cast Iron Radiator. TWO windows to front aspect. Full range of wardrobes to one wall

Bedroom Two
12'1 x 9'2 (3.68m x 2.79m)
GOOD 2nd DOUBLE bedroom. Featured original exposed floorboards. Cast Iron Radiator. Window to rear aspect. 2nd loft access

Bedroom Three
9'6 x 7'6 (2.90m x 2.29m)
3rd bedroom. Featured original exposed floorboards. Cast Iron Radiator. Window to rear aspect.

Bathroom
Victorian style Bathroom Suite. Panel bath with shower over. Low Level W/C, pedestal wash hand basin. Chrome heated Towel rail. Part tiled walls. Window to side aspect

Front Garden
Path to front door and access to rear garden

Rear Garden
Nice size family garden laid mainly to lawn with planted boundaries. Patio area to rear of property.

Garden Office
The owners have converted a unit in the garden as an office giving an xxcellent location to work from home

Parking
Stone paved area for parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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