



**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 larder 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.

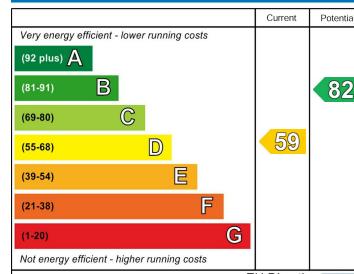
## Garden Office

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

## Parking

Stone paved area for parking

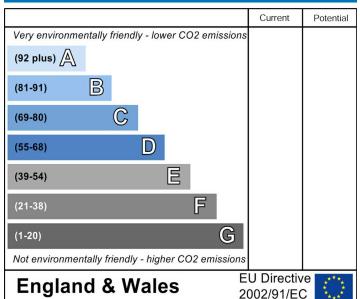
## Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

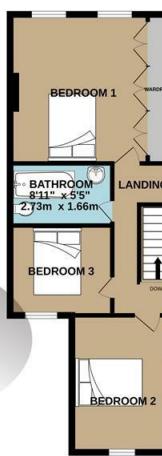
EU Directive 2002/91/EC

GROUND FLOOR  
690 sq ft. (64.1 sq m.) approx.



Lanes  
ESTATE AGENTS

1ST FLOOR  
485 sq ft. (45.0 sq m.) approx.



DUNCOMBE ROAD TEST

TOTAL FLOOR AREA: 1175 sq ft. (109.2 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, misrepresentation or omission. The floor plan is for illustrative purposes only and is not to scale. It is the responsibility of the prospective purchaser to make their own arrangements to verify the details as to their accuracy prior to purchase. Made with Metropix ©2012

## 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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