

109 The Avenue  
Bengeo, SG14 3DU

Price Guide £650,000



# 109 The Avenue

Bengeo, SG14 3DU

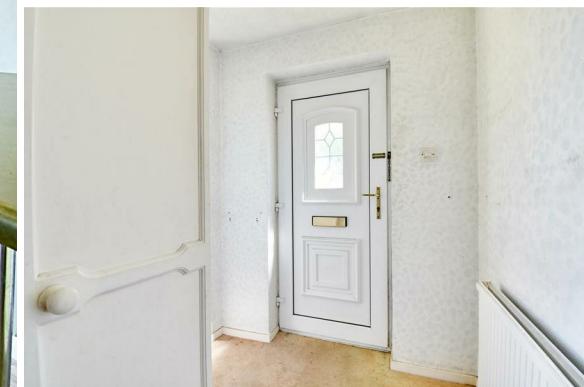
**Spacious Four-Bedroom Semi-Detached Home on The Avenue, Bengeo – Chain Free**

Set in a peaceful and well-regarded location in the heart of Bengeo, this four-bedroom semi-detached house offers a fantastic opportunity to create a home tailored to your tastes. Situated on The Avenue, one of the area's most desirable roads, the property is ideally placed just a short stroll from local shops and highly regarded schools.

Inside, the accommodation is well-proportioned throughout, featuring a generous 17' living room, a separate dining room, and a 14' kitchen, offering plenty of potential to update and reconfigure to suit modern living. A ground floor cloakroom adds practicality, while upstairs there are four bedrooms and a family bathroom.

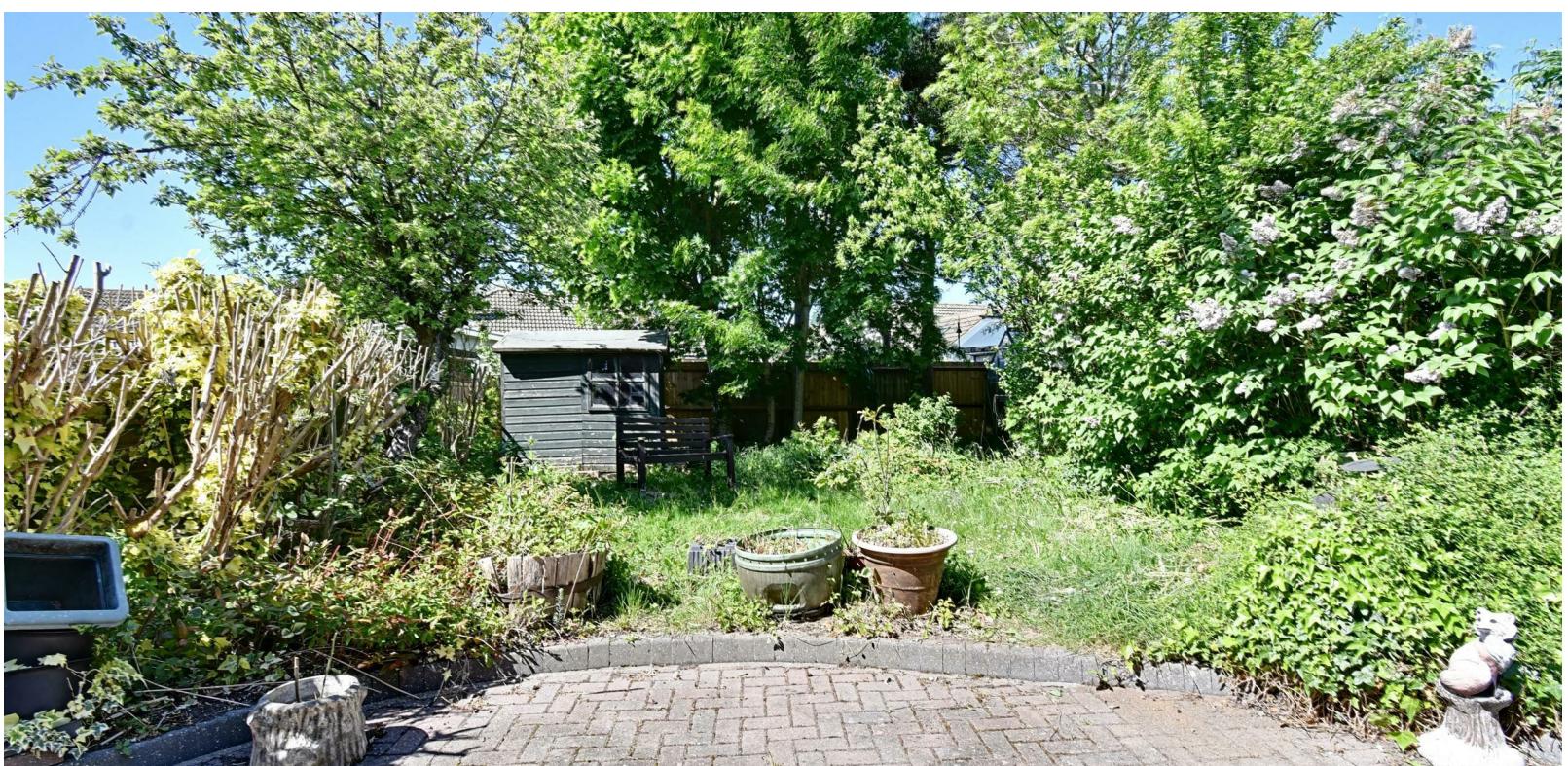
Outside, the property enjoys a mature rear garden, a garage, and driveway offering ample parking to the front.

Offered CHAIN FREE, this is a great opportunity for those looking to invest in a family home in a sought-after Hertford neighbourhood, with scope to add value and make it your own.



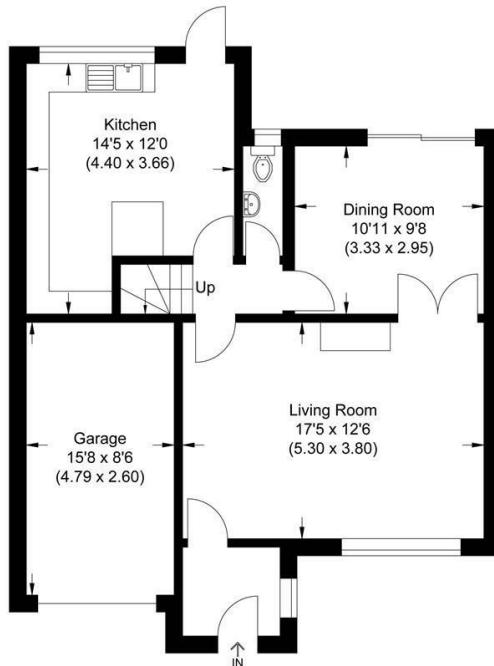


- Four bedroom semi-detached house
- OFFERED CHAIN FREE
- Peaceful location in the heart of Bengeo
- Walking distance to local parade of shops and favoured schooling
- 17' living room
- 14' kitchen with separate dining room
- First floor bathroom and ground floor cloakroom
- Mature 50' garden to rear
- Garage and driveway
- Location via What3Words: [puff.pets.margin](https://what3words.com/puff.pets.margin)

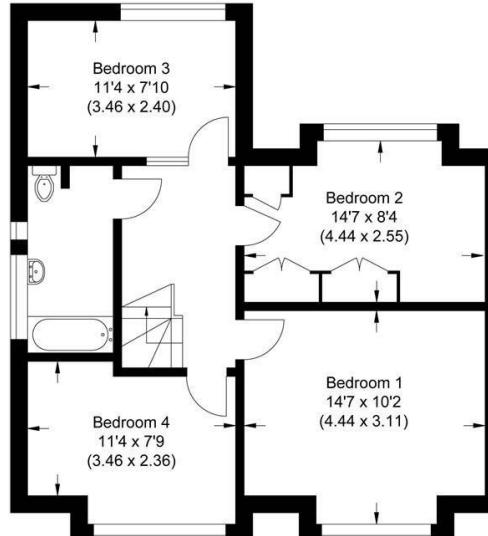


## Floor Plan

Approximate Gross Internal Area  
122.20 sq m / 1315.35 sq ft  
(Includes Garage)  
Garage Area 12.45 sq m / 134.01sq ft



Ground Floor



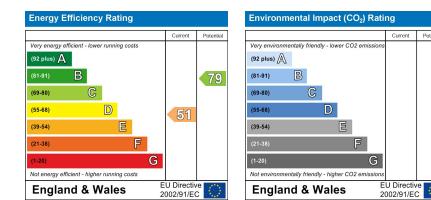
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)