



Elliot Heath
ESTATE AGENTS

41 St. Leonards Road, Bengeo

Guide Price £800,000

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Bengeo, Hertford

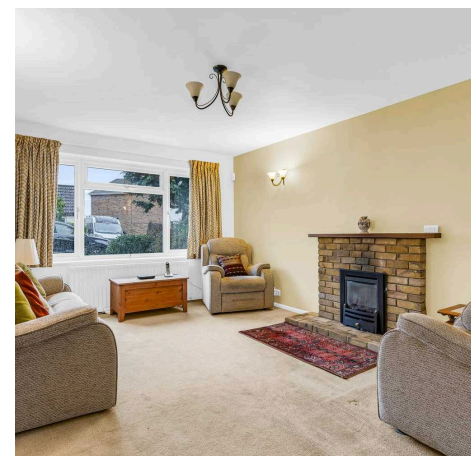
Detached four bedroom home in Bengeo, with potential for improvement, to be sold by informal tender, submitted by 12pm on 16th December. Premium location, close to amenities and transport links.

Council Tax band: F

Tenure: Freehold

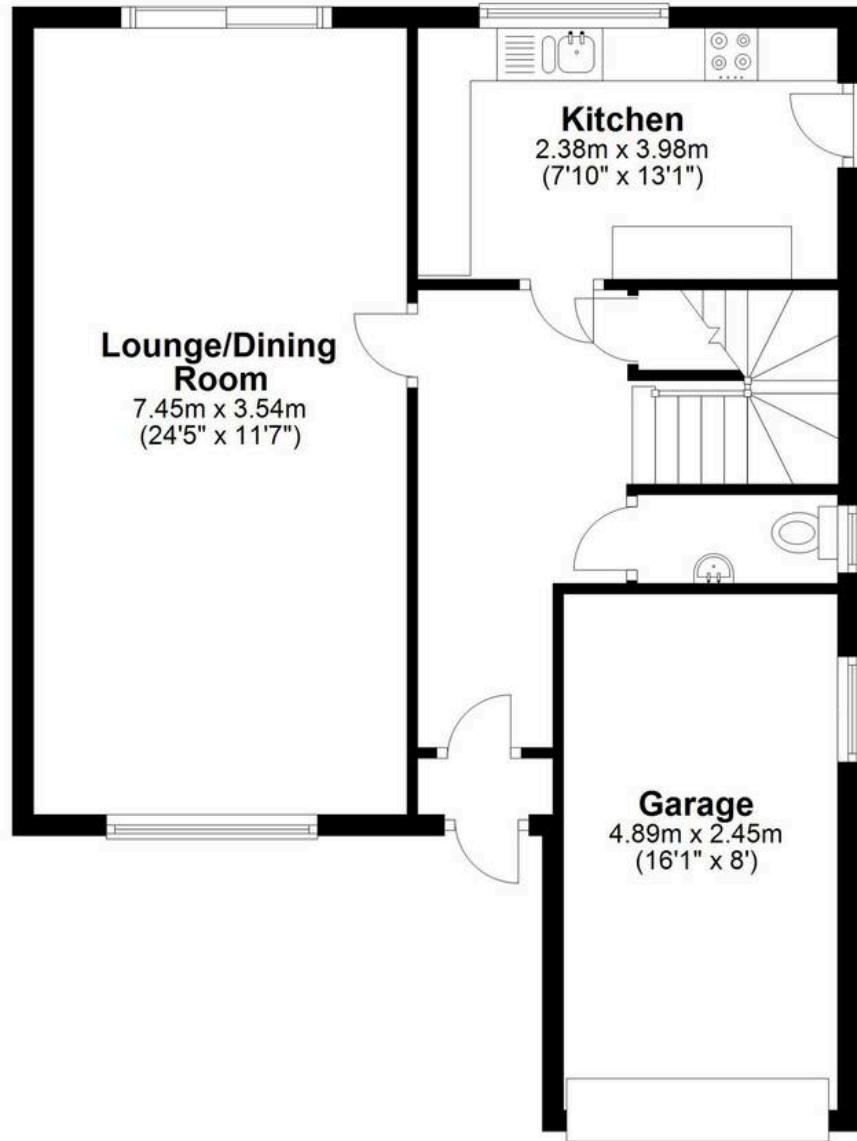
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



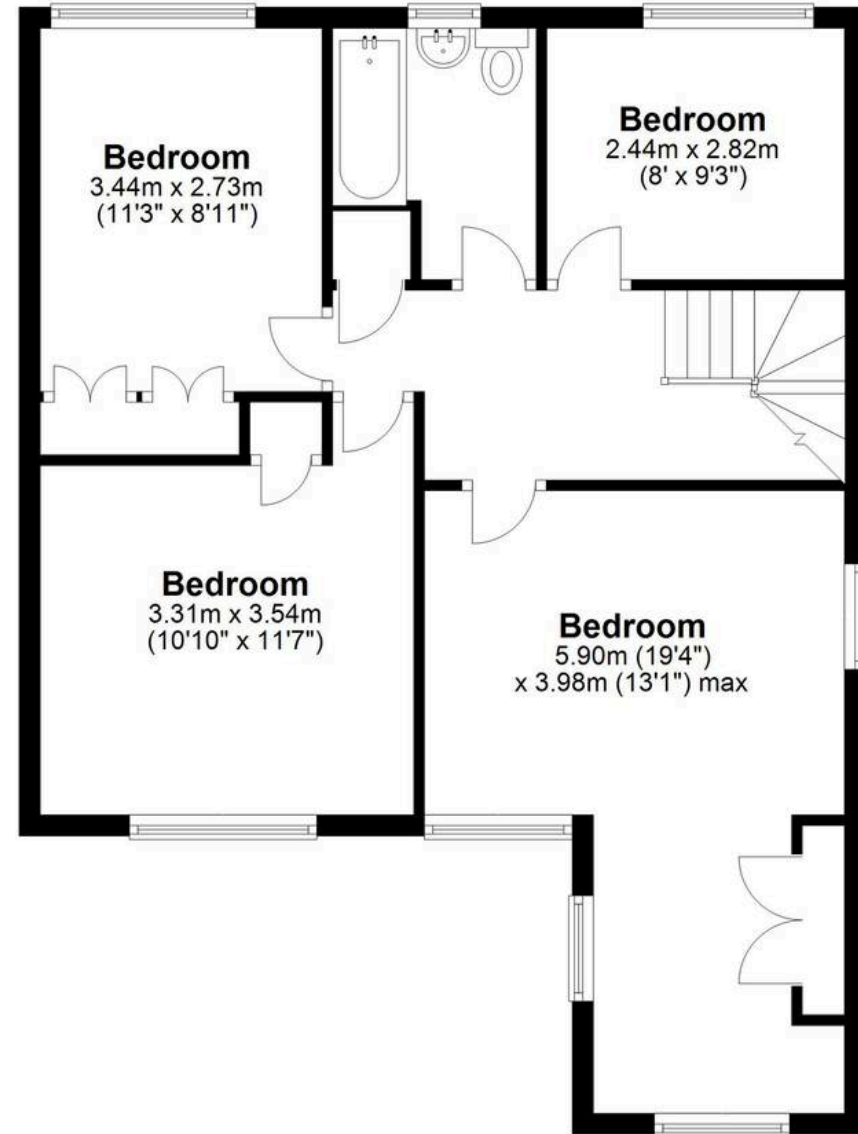
Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



Total area: approx. 127.3 sq. metres (1370.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With door to:

Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, Parquet flooring, radiator, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, radiator, tiled flooring.

Lounge/Dining Room

24' 5" x 11' 7" (7.45m x 3.54m)

Dual aspect with double glazed window to front aspect and sliding patio doors to the rear garden, two radiators, feature fireplace, service hatch to kitchen.

Kitchen

7' 10" x 13' 1" (2.38m x 3.98m)

With double glazed window to rear aspect overlooking the garden and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

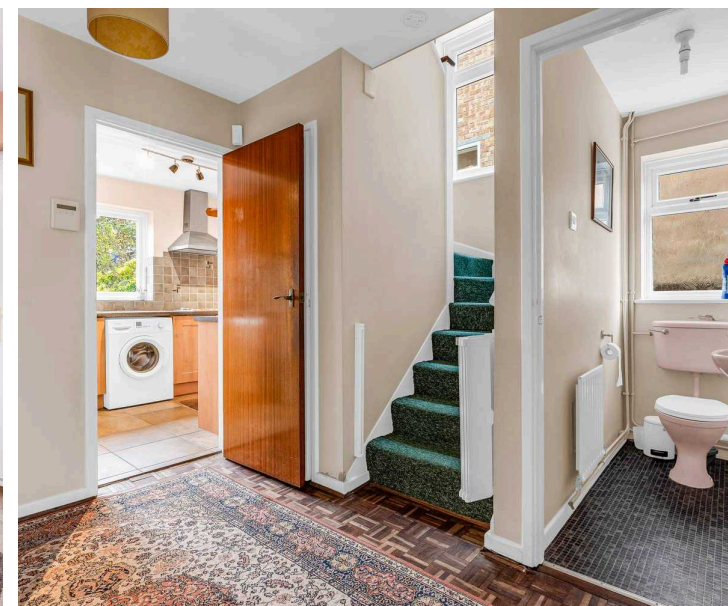
19' 4" x 13' 1" (5.90m x 3.98m)

Triple aspect L-shaped room with four double glazed windows, two radiators, fitted with a range of bedroom furniture.

Bedroom Two

10' 10" x 11' 7" (3.31m x 3.54m)

With double glazed window to front aspect, radiator, built in storage cupboard.



Bedroom Three

11' 3" x 8' 11" (3.44m x 2.73m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

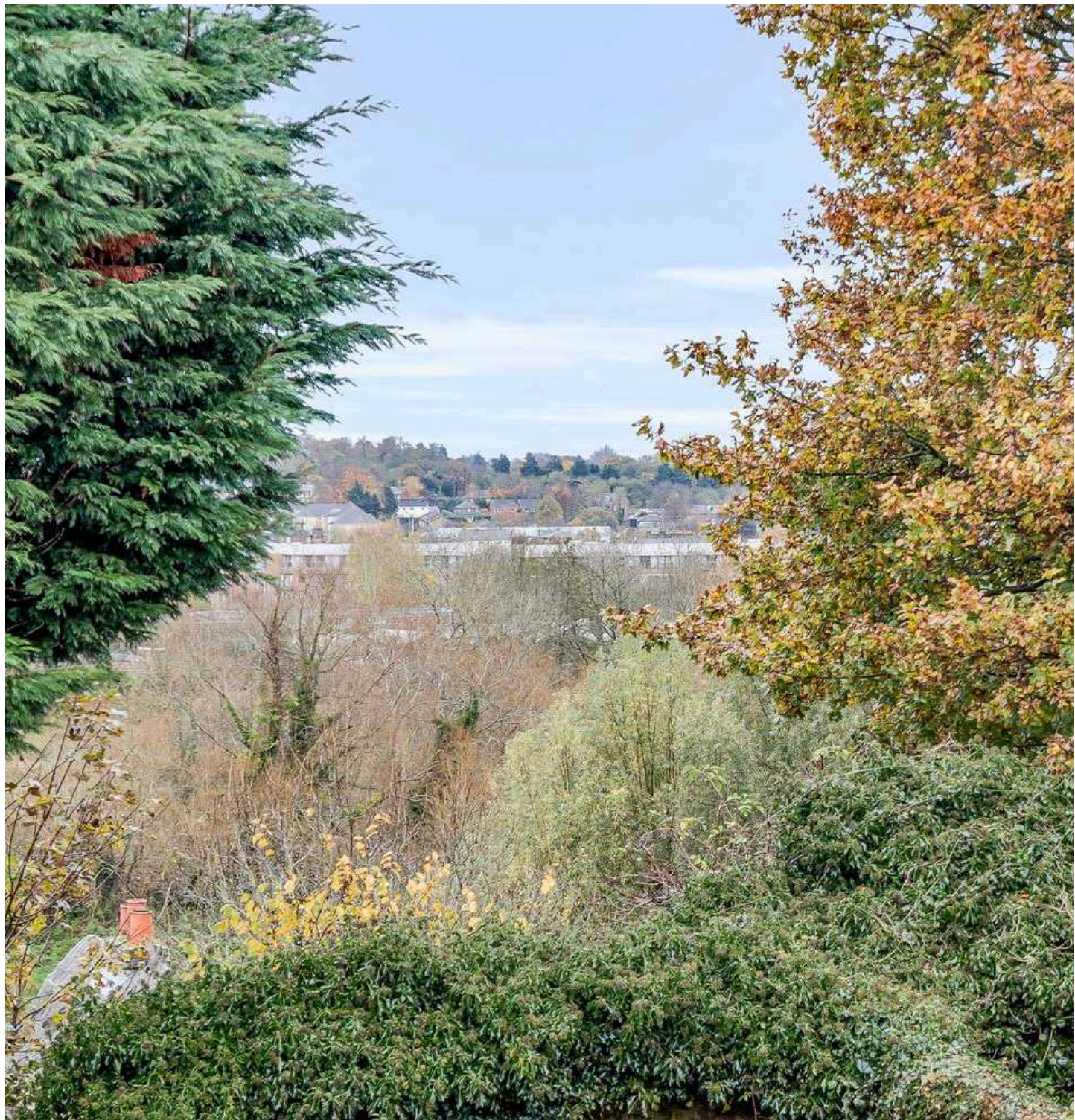
Bedroom Four

8' 0" x 9' 3" (2.44m x 2.82m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, fully tiled, radiator.





FRONT GARDEN

Front garden laid to lawn with mature planting and access to the rear garden.

REAR GARDEN

Mature southerly aspect rear garden mainly laid to lawn with patio seating area and heavily stocked borders, side access to the front garden.

DRIVEWAY

1 Parking Space

Block paved driveway providing off street parking.

GARAGE

Single Garage

Integral garage with up and over door to front aspect and window to side aspect.







Elliot Heath Estate Agents

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