



Elliot Heath
ESTATE AGENTS

23 Hebing End, Benington
Guide Price **£700,000**

23 Hebing End

Benington, Stevenage

GUIDE PRICE £700,000 - £725,000. Extended 4 bed semi-detached on a leafy lane in Benington. Refitted kitchen, 4 receptions, gardens, en suite, family bathroom, driveway. Close to Stevenage & Hertford. Council Tax band: F

Tenure: Freehold

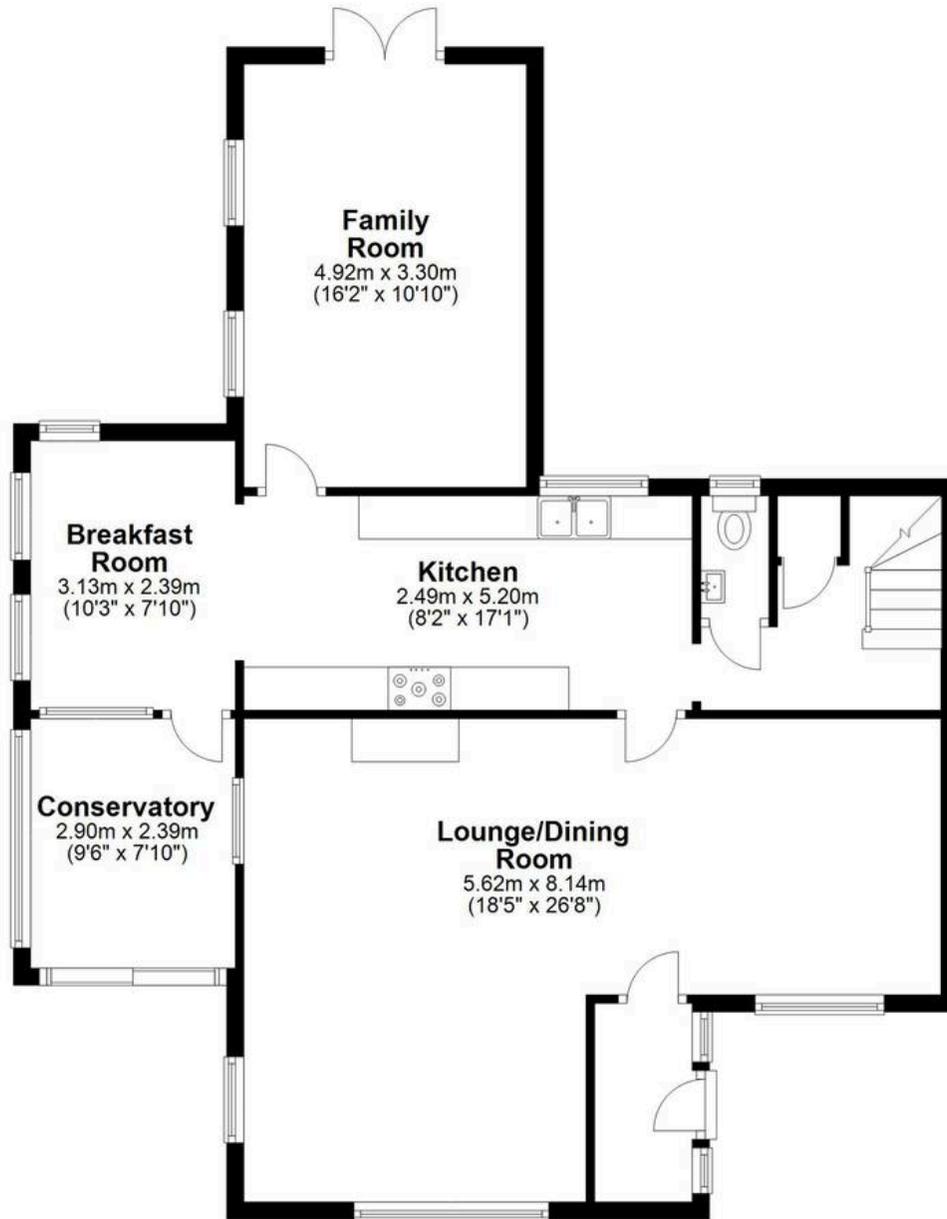
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Ground Floor

Approx. 91.6 sq. metres (985.6 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.6 sq. feet)



Total area: approx. 165.8 sq. metres (1784.2 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 Hall

With two double glazed windows to the front aspect, tiled flooring, integrated storage, door leading to:

Lounge/Dining Room

18' 5" x 26' 8" (5.62m x 8.14m)

With two double glazed windows to front aspect and two double glazed windows to the side aspect, exposed brickwork open fireplace with wood burning stove, two radiators, wood flooring. This room is L- shaped and naturally self divides into two distinctive living areas. Door to:

Kitchen

8' 2" x 17' 1" (2.49m x 5.20m)

With double glazed window to the rear aspect. Fitted with a range of wall and base storage units with ample wood work surfaces over incorporating a double Butler style sink unit, integrated appliances, tiled splash back areas, wood flooring, vertical radiator, access to:

Family Room

16' 2" x 10' 10" (4.92m x 3.30m)

With two double glazed windows and double doors opening onto the rear garden, vertical radiator, wood flooring.

Inner Lobby

With the stairs rising to the first floor, built in storage cupboard, radiator, wood flooring. Door to:

Downstairs WC

With double glazed window to the rear aspect with obscure glass. Fitted with a suite comprising low level w.c., wash hand basin, tiled splash back areas, wood flooring, radiator.



Breakfast Room

10' 3" x 7' 10" (3.13m x 2.39m)

With three double glazed windows overlooking the garden, wood flooring, large larder cupboard, radiator and glazed door and windows leading to:

Conservatory

9' 6" x 7' 10" (2.90m x 2.39m)

Of glazed and brick construction with sliding patio doors to the rear garden, wood flooring, radiator. Currently being used as a utility room.

First Floor Landing

With double glazed window to rear aspect, wood flooring and doors leading to:

Bedroom One

18' 5" x 13' 7" (5.62m x 4.14m)

With double glazed windows to the front and side aspects, fitted wardrobe cupboards, wood flooring, picture rail. Door to:

En Suite Bathroom

With double glazed window to the side aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring with under floor heating, chrome heated towel rail.

Bedroom Two

11' 7" x 10' 10" (3.52m x 3.30m)

With double glazed windows to the side and rear aspects, fitted wardrobe cupboard, wood flooring.

Bedroom Three

10' 6" x 10' 4" (3.21m x 3.16m)

With double glazed window to the front aspect, radiator, fitted storage cupboard, picture rail, wood flooring.



Bedroom Four

11' 10" x 7' 5" (3.60m x 2.25m)

With double glazed window to the side aspect, radiator, fitted wardrobe cupboard, picture rail, wood flooring.

Bathroom

With two double glazed windows to the rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, chrome heated towel rail, tiled flooring.





GARDEN

Five bar gate leading to the front lawned garden with mature flower and shrub borders. The garden wraps around the side of the house leading to the rear garden. The overall size of the gardens are approaching 0.25 of an acre. The gardens are mainly laid to lawn with a wide variety of mature fruit and specimen trees. There are three garden sheds and exterior lighting and a water tap.

DRIVEWAY

2 Parking Spaces

The property is located at the end of a country lane with a shared gravel driveway providing off street parking.







Elliot Heath Estate Agents

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