



**Barley Croft, Hertford, SG14 3LN**



## Welcome to Barley Croft, Hertford

\*\*\*IN NEED OF FULL MODERNISATION\*\*\*A rarely available three-bedroom semi-detached home in the ever-popular village of Bengeo, offering excellent potential for complete modernisation and improvement. A viewing is highly recommended. This spacious property features a kitchen/diner to the front of the house and a rear reception room with direct access to a private and secluded larger-than-average rear garden, creating an ideal space for entertaining or family living. The ground floor also benefits from a convenient downstairs cloakroom. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. Externally, the home offers off-street parking and a garage to the side, providing additional storage or potential for further development (subject to the usual permissions). The generous rear garden provides a wonderful outdoor space with plenty of scope for landscaping or extension. The property is ideally located in the highly sought-after village of Bengeo, within a short walk of Bengeo Primary School, local shops, and beautiful country walks, making it perfect for families and those seeking a village lifestyle while remaining close to local amenities.



## -Accommodation Overview-

### Entrance Hall

### Downstairs Cloakroom

### Lounge:

15' 10" Max x 10' 10" Max ( 4.83m Max x 3.30m Max )

### Kitchen / Diner:

18' 3" x 9' 5" ( 5.56m x 2.87m )

### -First Floor Landing-

### Main Bedroom

13' 1" x 8' 9" ( 3.99m x 2.67m )

### Bedroom Two

11' 7" x 8' 9" ( 3.53m x 2.67m )

### Bedroom Three

9' 6" x 6' 9" ( 2.90m x 2.06m )

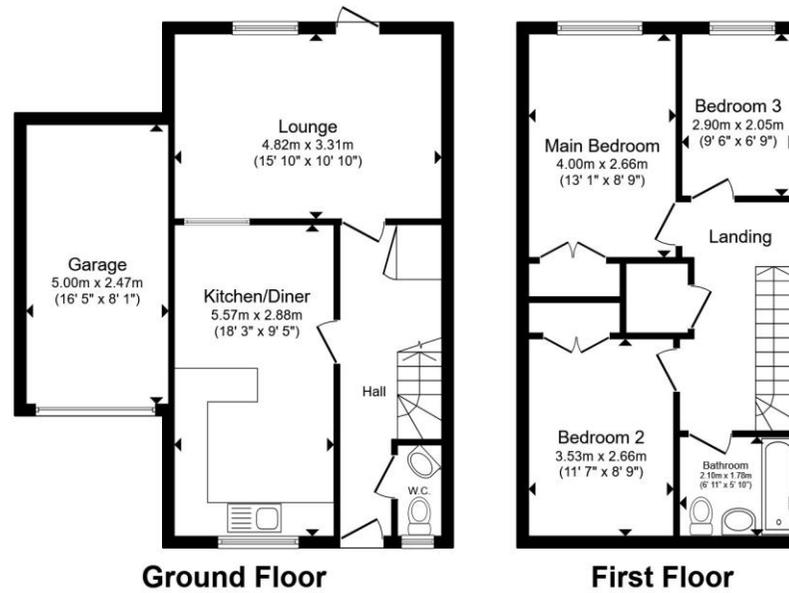
### Bathroom

### -Exterior-

### Rear Garden

### Garage

16' 5" x 8' 1" ( 5.00m x 2.46m )



Total floor area 99.9 m<sup>2</sup> (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Welcome to**

## **Barley Croft, Hertford**

- **\*\*\*IN NEED OF FULL MODERNISATION\*\*\***
- Garage
- Low Maintenance Rear Garden
- Sought After Location In Bengeo
- Kitchen / Diner

Tenure: Freehold  
EPC Rating: Awaiting  
Council Tax Band: D

Offers in excess of  
**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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