



44 Cowper Crescent, Hertford, SG14 3DZ
Offers In Excess Of £925,000



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Set in the heart of Bengeo, in one of the most sought after roads, is this superbly presented and detached family home occupying a larger plot on Cowper Crescent. The property has also been extended and enjoys a high specification throughout.

Accommodation includes four bedrooms, three reception rooms, with the main living room featuring a log burner, family bathroom and en-suite, cloakroom, a superb kitchen/family area with bi-folding doors on to a magnificent garden, as well as a separate utility area also accessing the back garden.

The outside space is also fantastic. To the rear as mentioned is a magnificent garden, beautifully maintained with decking and hot tub. To the front there is a driveway with access to EV charging point. and provides off street parking for multiple vehicles.

You are within walking distance to local shops, under one mile to both Hertford North and East Stations, and moments from Bengeo Primary School, which has excellent Ofstead ratings.

Please contact Lanes Estate Agents today to book an immediate viewing - Keys are held.



Ground Floor

Entrance Hall

Play Room / Reception Two 11'1 x 7'4 (3.38m x 2.24m)

Living Room 16'9 x 11'10 (5.11m x 3.61m)

Kitchen Breakfast Room 20'5 x 18'10 (6.22m x 5.74m)

Utility Area 14'8 x 7'3 (4.47m x 2.21m)

First Floor

Master Bedroom 15'11 max x 12'5 (4.85m max x 3.78m)

En-Suite

Bedroom Two 10'4 x 9'9 (3.15m x 2.97m)

Bedroom Three 10'3 x 9'10 (3.12m x 3.00m)

Bedroom Four 10'4 x 8'11 (3.15m x 2.72m)

Family Bathroom

Outside

Lean to / Storage Area

27'8 max x 13'10 max (8.43m max x 4.22m max)



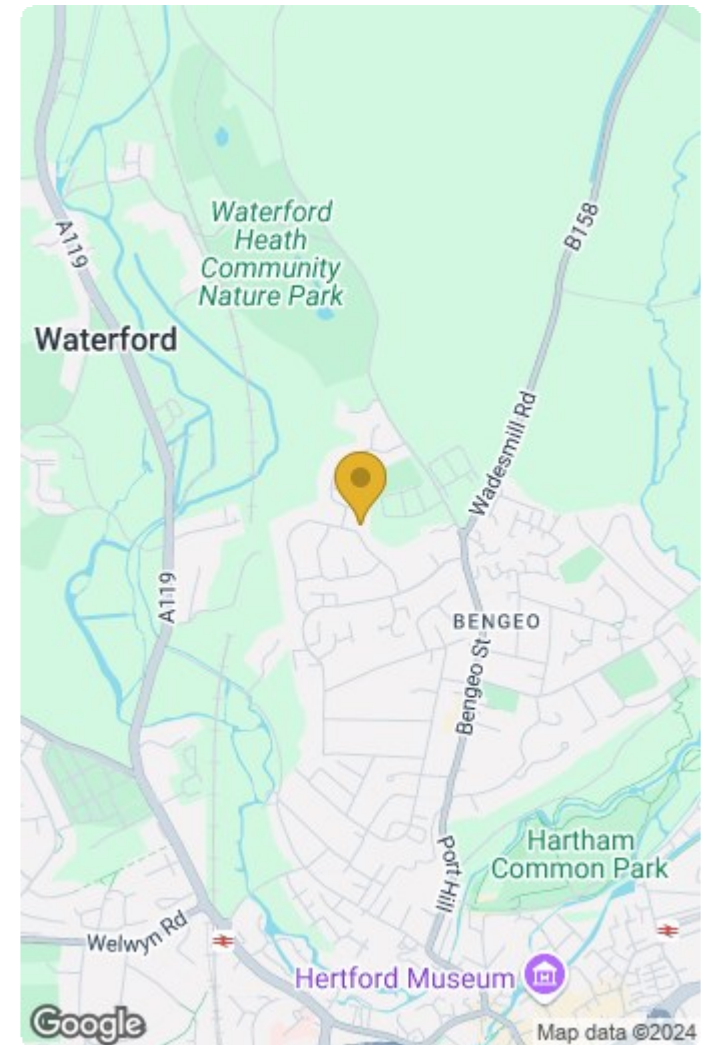




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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