

29 Benningfield Road  
Ware, SG12 8RD  
Offers in excess of £650,000







## 29 Benningfield Road Ware, SG12 8RD

The property has been thoughtfully extended to create a wonderfully balanced home. The ground floor features a welcoming entrance hall, a bright living room, a spacious kitchen/breakfast room perfect for family gatherings, and a utility room. There is also a formal dining room, a light-filled conservatory, and a versatile reception room/ground-floor bedroom complete with en-suite shower room, ideal for guests or multigenerational living.

Upstairs, the first floor offers three well-proportioned bedrooms, a modern family bathroom, and a useful study area – perfect for those who work from home.

Externally, the property enjoys a beautifully established rear garden offering a high degree of privacy and mature planting. To the rear, you will find a double garage with an attached home office – a brilliant space for working or hobbies – along with ample off-street parking.

Widford is one of East Hertfordshire's most desirable villages, combining charming period character with modern-day convenience. The village is surrounded by stunning open countryside, with an abundance of footpaths and bridleways perfect for walking, running, or cycling.

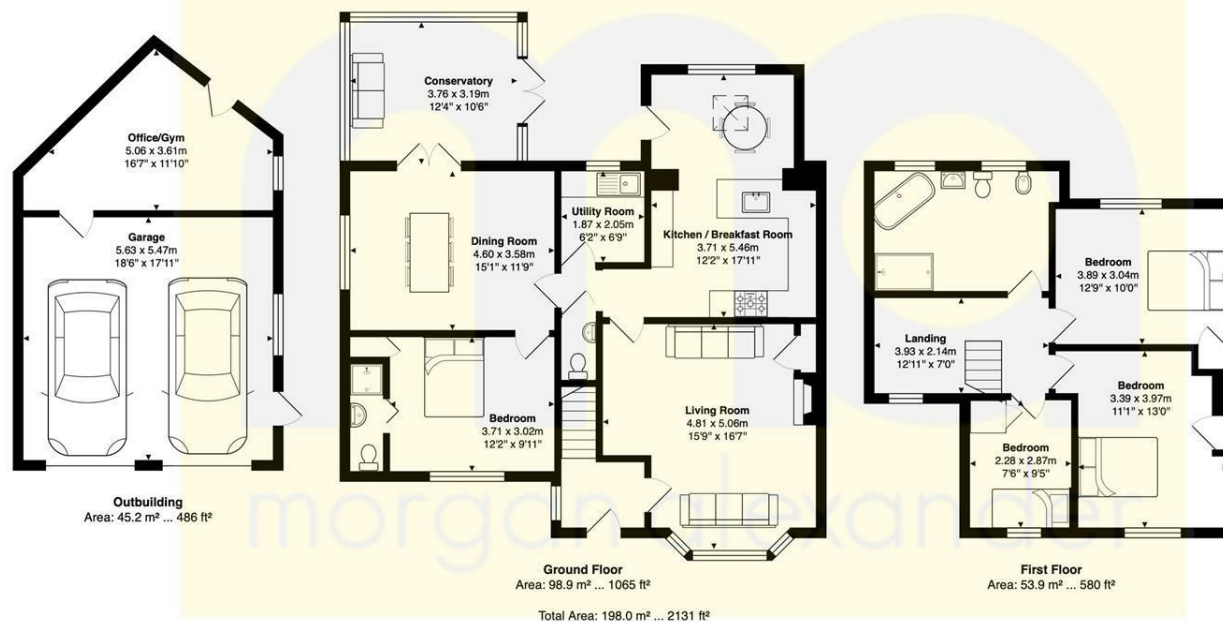
For local amenities, the neighbouring village of Hunsdon is just a short drive away and offers two well-regarded pubs – The Crown and The Fox & Hounds – along with a handy village shop for everyday essentials. A wider selection of shops, cafes, and restaurants can be found in nearby Ware and Hertford.





29  
Benningfield  
Road





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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 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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