

W. GOODCHILD & CO

L. A. LUCAS, F.R.I.C.S., P. A. NICHOLAS, F.R.I.C.S., F.A.I.

CHARTERED SURVEYORS

AUCTIONEERS, VALUERS, LAND AND ESTATE AGENTS

Also at:

4, SILVER STREET,
ENFIELD, MIDD.
Telephone ENFIELD 6777/8

and

123, SOUTH STREET,
ROMFORD, Essex.
Telephone . ROMFORD 45901/3

16, Amwell End
Ware,

Herts.

Telephone . WARE 2165/6

THE BENGEO ESTATE, BENGEO WICK, HERTFORD

' A 'LEACH' DEVELOPMENT

Messrs. Hubert C. Leach Ltd., have now released details of the houses to be built off the Sacombe Road, Bengoe Wick. The site is situated to the north-east of the existing Molewood Estate. Desborough Close off Cowper Crescent is being extended and will join the Sacombe Road.

The Estate has been most carefully planned with open spaces and all houses are freehold. Purchasers should have in mind that this is not a uniform development, for no fewer than seven different types of houses are being built adding great variety and charm to the finished Estate. The houses are expected to be completed from about December 1965 to about September 1966 and the prices range from £5,150.

POINTS OF INTEREST ABOUT THE SITE

1. SITUATION:

The Estate is situated off Sacombe Road about one mile to the north of the centre of the county of Hertford Town and stands 220 feet above sea level on gravel sub-soil. Whilst having all facilities for reaching Hertford and Shops in a few minutes, it verges some of the prettiest rural countryside in Hertfordshire.

2. BUS SERVICE:

Buses run at about 15/20 minute intervals from Bengoe to Hertford each week-day and quite frequently on Sundays.

3. TRAIN SERVICES TO LONDON:

A fast service of diesel trains runs on the Northern Line and a full service of electric trains is available on the Eastern Line. The journey to Kings Cross and Liverpool Street at the moment takes about 45/50 minutes and both stations, whilst within walking distance, can be reached from the Estate by 'bus services.

4. SCHOOLS:

A new Primary School actually adjoins the Estate. There are Grammar Schools for boys at Hertford and for girls at Ware (2 miles Hertford and fully served by buses).
Excellent private school at Bengoe.
Catholic School at Hertingfordbury.

5. SHOPS:

There is a modern well balanced shopping parade within less than five minutes level walking distance of the site, comprising confectionist and tobacconist, chemist, off-licence, butchers, greengrocers and general grocers.

ALL SERVICES INSTALLED.

NO ROAD CHARGES TO BE PAID BY PURCHASERS.

MORTGAGES

Arrangements have been made for well known Building Societies to

The Builders will require stage payments as the building proceeds but in cases where the purchaser requires a mortgage this will not involve him in any additional expenditure such as interest on Stage Advances or Re-inspection Fees if the mortgage is arranged through one of the Building Societies approved by the Builders.

PLANS

The Plans and Specifications are available for inspection during normal hours at the offices of the Joint Selling Agents:

W. Goodchild & Co., 16 Amwell End, Ware. Telephone: WARE 2165/6

SPECIAL NOTE

The information contained in these particulars is for guidance only and does not form a part of any Contract and all measurements are approximate only. The Builders reserve the right to modify these and the specifications if necessary.

THE HOUSES ARE FINISHED TO A STANDARD ABOVE THE AVERAGE AND INCLUDE THE FOLLOWING SPECIAL FEATURES:

1. CENTRAL HEATING All properties have FULL GAS FIRED thermostatically controlled 'Warm Air' CENTRAL HEATING distributed efficiently through ventilated ducts.
2. 11" Cavity external walls with an outer skin of brickwork and an inner skin of Thermalite Insulating load bearing blocks, giving added insulation.
3. All flooring is tongued and grooved.
4. Roofs will be covered with concrete tiles laid on felt.
5. All roofs insulated with glass wool.
6. Kitchen, W.C. Bathroom and Cloakroom walls where not tiled will be emulsion painted. Walls in other rooms to be papered to purchasers choice for which 7/6d. per piece is allowed.
7. Choice of colours to all internal woodwork and front door is available.
8. All internal ground floor doors, except where glazed will be hardwood faced and polished and fitted with superior Canadian satin chrome knob sets.
9. The Kitchen cupboards, cabinets and worktops will be "Wrighton Contract Californian" type.
10. Ceilings to Dining Room and Lounge will have a coved cornice.
11. The wall tiling in the Bathroom will be to dado height of 4'0 to all exposed walls. White glazed soap dish fixed into wall adjoining bath.
12. All front entrances will be wired and fitted with a set of "Exeter" chimes.
13. Tarmac drives are provided giving access to the garage with concrete connecting paths to the porch and rear doors.
14. Water heating is by dual immersion heater (Sink and Bath Control) in a lagged copper cylinder.
15. Gutters and downpipes will be of plastic.
16. Single stack drainage.
17. Brick Built Garages approximately 18'0 x 8'0 overall.

BENGEO WICK ESTATE

A "LEACH" DEVELOPMENT

Detached Three Bedroom Residences
With Central Heating

Type LT 7Z

A CAREFULLY PLANNED DETACHED RESIDENCE with attractive glazed panels to front and rear elevations. This is a fine 'new' Leach design offering the following spacious accommodation :-

ON THE GROUND FLOOR

Extended covered PORCH 12'0 x 3'0 with paved floor leading to :-
Wide ENTRANCE HALL with Heater cupboard housing 'Warm Air' CENTRAL HEATING unit, cupboard under stairs.
CLOAKROOM with white corner wash hand basin, chromium plated fittings and white glazed tile splash back. White low level W.C. Suite with plastic seat and cover.
LOUNGE 14'10 x 12'2 with electric fire, three 13. amp. electric skirting points.
DINING ROOM 15'1 x 9'5. Two 13 amp. electric skirting points. Fully glazed door to garden. Serving hatch to the Kitchen with glass sliding doors.
Partly tiled KITCHEN 9'6 x 9'0 with white sink unit with cupboards under, large broom cupboard with double doors, floor units with plastic work-top, floor and wall units. Three gas and Two electric points (one wired for cooker panel). Side door to garden.

ON THE FIRST FLOOR

Very spacious LANDING 5'3" wide, approached by a "U" shaped staircase with quarter landings, with airing cupboard containing copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1 15'3 x 9'6 Two 13 amp. electric skirting points and deep built-in wardrobe with folding doors, shelf and hanging rail.
BEDROOM NO. 2 12'1 x 9'10 13 amp. electric skirting point and deep built-in wardrobe with folding doors, shelf and hanging rail.
BEDROOM NO. 3 8'9 x 8'0 plus door space, 13 amp. electric skirting point.
Half-tiled BATHROOM/W.C. with white panelled porcelain enamelled bath, built-in soap dish and white pedestal wash hand basin. Chromium plated fittings. White low level W.C. Suite with plastic seat and cover.

EXTERNALLY

Attached BRICK GARAGE 16'6 x 7'6 (internally) with electric light, gas and electric meters. 'Up-and-Over' door and personal door.

PRICE £6,650 FREEHOLD

BENGEO WICK ESTATE

A "LEACH" DEVELOPMENT

Detached Four Bedroom Residences with
Built-in Garage and Central Heating

TYPE LT 8

SUPERB DETACHED FOUR BEDROOM RESIDENCE with spacious rooms planned on modern lines and having an approximate floor area of 1200 square feet (excluding garage).

The accommodation comprises:-

ON THE GROUND FLOOR

PERGOLA and covered PORCH with paved floor leading to:
Large ENTRANCE HALL with Heater cupboard, housing "Warm Air"
CENTRAL HEATING unit and cloak cupboard.
CLOAKROOM off with white rectangular wash and hand basin on towel
rail brackets, chromium plated fittings and white glazed tile
splash-back. White low level W.C. suite with plastic seat
and cover.
Charming Double Aspect LOUNGE/DINER 26'3 x 11'0 with
two 13 amp. electric skirting points. T.V. conduit from roof
space. Attractive Serving Hatch fitment including Breakfast
Bar to kitchen, and fully glazed door to garden.
Fully-fitted partly tiled KITCHEN/BREAKFAST ROOM 14'0 x 7'9 with
ventilated larder, sink unit with cupboards under, broom cupboard,
wall units, floor units with plastic worktops, two gas and two
electric points (one wired for cooker panel). Side door to
garden.
INTEGRAL GARAGE 17'3 x 7'6 electric light point, "Up-and-Over"
door and personal fire resistant self closing door to
ENTRANCE HALL. Fully glazed side door to garden.

ON THE FIRST FLOOR

Spacious LANDING with Airing Cupboard with ample slatted shelving
with 30 gallon copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1 12'7 x 11'0 plus extra large built-in wardrobe with
shelf, hanging rail and folding doors. Two 13 amp. electric
skirting points.
BEDROOM NO. 2 10'7 x 10'6 with 13 amp. electric skirting point.
BEDROOM NO. 3 9'9 x 8'3 plus built-in wardrobe with folding doors,
shelf and hanging rail. 13 amp. electric skirting point.
BEDROOM NO. 4 9'3 x 8'0 plus built-in wardrobe with folding doors,
shelf and hanging rail. 13 amp. electric skirting point.
Half-tiled BATHROOM/W.C. with 4'0 white tiled dado with white panelled
porcelain enamelled bath, built-in soap dish and white pedestal
wash hand basin. Chromium plated fittings. White low level W.C.
suite with plastic seat and cover.

PRICE £7,250 FREEHOLD

BIENGEO WICK ESTATE

A "LEACH" DEVELOPMENT

Detached Three Bedroom Houses
With Central Heating

TYPE LT 9

A most attractive and carefully planned DETACHED HOUSE. The front elevation is relieved with cedar boarding panels or horizontal tiling. This type are linked together by the garage, but have their own side entrance. The accommodation comprises:-

ON THE GROUND FLOOR

Covered PORCH with paved floor leading to:-

ENTRANCE HALL with cloak cupboard under stairs. 13 amp electric skirting point. Heater cupboard housing "Warm Air" CENTRAL HEATING unit.

LOUNGE 14'1 x 12'3, two 13 amp. electric skirting points, T.V. conduit from loft, coved cornice to ceiling.

DINING ROOM 13'4 x 9'7 with 13 amp. electric skirting point.

Partly tiled KITCHEN 10'8 x 9'3 with white porcelain enamelled steel sink unit with cupboards under, built-in ventilated larder, floor unit with plastic worktop and wall unit over. Work-tops with space below for washing machine. Two gas and three electric points (one wired for cooker panel), side door to garden.

ON THE FIRST FLOOR

Bright Landing with Airing Cupboard with 30 gallon copper hot water cylinder with sink/bath dual immersion heater.

BEDROOM NO. 1 11'10 x 11'0 plus built-in wardrobe with folding doors, shelf and hanging rail, two 13 amp. skirting points.

BEDROOM NO. 2 11'0 x 11'0 plus built-in wardrobe with folding doors, shelf and hanging rail, 13 amp. skirting point.

BEDROOM NO. 3 7'9 x 7'2 plus built-in wardrobe with shelf and hanging rail, 13 amp. electric skirting point.

Half-tiled BATHROOM white panelled porcelain enamelled bath, built-in soap dish and white pedestal wash hand basin. Chromium plated fittings, white low level suite with plastic seat and cover.

There is a BRICK GARAGE 18'4 x 9'0 (overall) with electric light, personal door and 'Up and Over' door approached from independent front drive.

PRICE £6,250 FREEHOLD

BENGEO WICK ESTATE

A WLFACH DEVELOPMENT

Semi-Detached Three Bedroom Residences

TYPE LT 10

A VERY PLEASING HOUSE planned for easy working. The houses are well built with cavity walls and under a tiled roof. The accommodation afforded is:-

ON THE GROUND FLOOR

Covered PORCH with quarry tiled floor and Bin Store cupboard.
ENTRANCE HALL with Heater cupboard housing "Warm Air" CENTRAL HEATING unit and cloak cupboard under stairs.
LOUNGE 14'10 into bay x 13'1 with two 13 amp. electric skirting points, T.V. conduit from roof space.
DINING ROOM 11'6 x 8'5, 13 amp. electric skirting point.
Partly tiled KITCHEN 10'9 x 8'5. White sink unit with cupboards under, floor units with plastic work-tops wall units over, larder and fres' air ventilation. Broom cupboard. Two gas and three electric points, (one wired for cooker panel) and side door to garden.

ON THE FIRST FLOOR

Landing with Airing Cupboard with slatted shelving and with 30 gallon copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1 12'6 x 11'5 plus built-in wardrobe with folding doors, and shelf and hanging rail and two 13 amp. electric skirting points.
BEDROOM NO. 2 11'3 x 8'6 plus built-in wardrobe with folding doors, shelf and hanging rail and 13 amp. electric skirting point.
BEDROOM NO. 3 9'0 x 8'0 wardrobe with folding doors, shelf and hanging rail and 13 amp. skirting point.
Half-tiled BATHROOM 8'0 x 5'7 with white panelled porcelain enamelled bath, white wash hand basin, on towel rail brackets, chromium plated fittings. Linen box.
SEPARATE W.C. white low level suite with plastic seat and cover.
ATTACHED BRICK GARAGE 18'4 x 8'10 (overall) with 'Up-and-Over' door, electric light and personal door. Gas and electric meters.

PRICE £5,950 FREEHOLD

BENGEO WICK ESTATE

A "LEACH" DEVELOPMENT

Terraced Three Bedroomed House with Central Heating

TYPE LT 11

A spacious well designed terraced house well built of 11" cavity external walls under a tiled roof and an approximate floor area of 900 square feet. A prominent feature of this type is the very large window area to each room, particularly on the front elevation. The accommodation comprises:-

ON THE GROUND FLOOR

Covered PORCH

to:

ENTRANCE HALL with cloak cupboard under stairs and Heater cupboard housing "Warm Air" CENTRAL HEATING unit. 13 amp. power point.
LOUNGE 13'6 x 12'3 one twin and one single 13 amp. electric skirting point. T.V. conduit from loft. Coved cornice to ceiling.
DINING ROOM 10'3 x 9'2 with 13 amp. electric point.
Partly tiled KITCHEN 9'4 x 7'8 white porcelain enamelled sink unit with cupboards under, floor unit with wall unit over, plastic work-top. Two gas and three electric points (one wired for cooker panel), rear door to garden.

ON THE FIRST FLOOR

Landing with Airing Cupboard, having 30 gallon copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1 12'3 x 11'6 with two 13 amp. electric points.
BEDROOM NO. 2 12'5 x 10'5 with 13 amp. electric point. Excellent wardrobe with folding doors, shelf and hanging rail.
BEDROOM NO. 3 8'3 x 6'6 with 13 amp. electric point.
Half-tiled BATHROOM/W.C. 7'3 x 5'7 with white panelled porcelain enamelled bath, built-in soap dish, and white earthenware wash hand basin. Chromium plated fittings. A white low level W.C. suite with plastic seat and cover.

PRICE INCLUDING GARAGE

£5,300 END OF TERRACE

£5,150 MIDDLE OF TERRACE

FREEHOLD

BENGEO WICK ESTATE

A "LEACH" DEVELOPMENT

Semi-Detached Three Bedroom Residence

TYPE LT 12

An extremely well planned house built with cavity external walls under a tiled roof and with attractive half tiled front elevation. The accommodation comprises:-

ON THE GROUND FLOOR

Covered PORCH with paved floor leading to:
ENTRANCE HALL with cupboard under stairs and 13 amp. electric skirting point.
LOUNGE 13'1 x 12'9 two 13 amp. electric skirting points, T.V. conduit from loft.
DINING ROOM 10'4 x 10'1 with 13 amp. electric skirting point.
KITCHEN 10'1 x 8'6 with partly tiled walls. Heater cupboard housing "Warm Air" CENTRAL HEATING unit. White sink unit with cupboards under, plastic work-tops with space below for washing machine and refrigerator, wall larder with fresh air ventilation. Two gas and three electric points (one wired for cooker panel) and rear door to garden.

ON THE FIRST FLOOR

Landing with Airing Cupboard with slatted shelving and with 30 gallon copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1 13'1 x 10'2 plus door space, two 13 amp. electric skirting points.
BEDROOM NO. 2 10'6 x 10'2 plus door space, 13 amp. electric skirting point.
BEDROOM NO. 3 8'9 x 8'8 with built-in wardrobe having shelf and hanging rail and 13 amp. electric skirting point.
Half-tiled BATHROOM with white panelled porcelain enamelled bath, white wash hand basin on towel rail brackets. Chromium plated fittings.
SEPARATE W.C. white low level suite with plastic seat and cover.
ATTACHED BRICK GARAGE 16'6 x 7'6 (internal measurement) with 'Up-and-Over' door, electric light and personal door.

PRICE £5,750 FREEHOLD

BENGEO WICK ESTATE

A 'LEACH' DEVELOPMENT.

Terraced Three Bedroom Residences

Type LT 13

A desirable HOUSE fronting open amenity areas. The houses are well built and have the following well planned accommodation:-

ON THE GROUND FLOOR

Spacious ENTRANCE HALL 6'0" wide with meter and cloak cupboard under stairs.
LOUNGE 14'8" x 12'9" with two 13 amp. electric skirting points, T.V. conduit from loft.
DINING ROOM 10'3" x 9'6" with 13 amp. electric skirting point.
KITCHEN 9'7" x 8'9" with partly tiled walls, white sink unit with cupboards under, plastic worktops having wall units over, two gas and three electric points (one wired for cooker panel) and rear door to garden. Heater cupboard housing "Warm Air" CENTRAL HEATING unit.

ON THE FIRST FLOOR

LANDING with airing cupboard with slatted shelving and 30 gallon copper hot water cylinder and dual immersion heater.
BEDROOM NO. 1. 12'10" x 11'3" with two 13 amp. electric skirting points.
BEDROOM NO. 2. 12'2" x 11'0" with 13 amp. electric skirting point.
BEDROOM NO. 3. 10'0" x 7'10" with wardrobe and 13 amp. electric skirting point.
Half-tiled BATHROOM/W.C. 8'0" x 5'7" with white panelled porcelain enamelled bath, white pedestal wash hand basin and white low level W.C. suite with plastic seat and cover. Chromium plated fittings.

These houses are arranged in attractive L-shaped blocks and therefore certain inner terrace houses have differently arranged accommodation. The above details relate to the standard houses. Further details are available on request.

<u>PRICE INCLUDING GARAGE</u>	£5,300	END OF TERRACE
	£5,150	MIDDLE OF TERRACE
		FREEHOLD.