



## 53 Heathgate

Hertford Heath, SG13 7PL

**£425,000**



KIRBY COLLETTI are pleased to offer this well presented THREE BEDROOM TERRACED HOUSE benefiting from uPVC Double Glazed, Gas Central Heating, Re-Fitted Bathroom, 16ft Lounge, Re-Fitted Kitchen,/Diner, Secluded Rear Garden and En Bloc Garage.

The property is located in a quiet Cul De Sac in this highly sought after village with the benefits of local pubs, bus routes, school and easy access to Hertford and Hoddesdon Town Centres for comprehensive shopping and transport facilities.

- Three Bedrooms
- Cloakroom
- En Bloc Garage
- Lounge
- Re-Fitted Bathroom
- Gardens
- Re-fitted kitchen/Diner
- Gas Central Heating
- Cul De Sac Position



## ACCOMOATION

Part glazed uPVC double glazed front door to:

### ENTRANCE HALL

Stairs to first floor. Laminate flooring. Doorway leading to lounge.

### CLOAKROOM

4'7 x 2'5 (1.40m x 0.74m)

Front aspect uPVC double glazed window. White suite comprising low level W.C. Wash hand basin. Laminate flooring.

### LOUNGE

16'1 x 12max (4.90m x 3.66mmax)

Front aspect uPVC double glazed window. Radiator. TV points. Recessed ceiling spotlights. Coved ceiling. Laminate wood flooring. Understairs storage cupboard. Access to:

### RE-FITTED OPEN PLANNED KITCHEN/DINER

15'3 x 9'4 (4.65m x 2.84m)

Rear aspect uPVC double glazed window and door to rear garden. Range of high gloss wall and base mounted units with worksurfaces over. Breakfast bar. Inset single drainer sink unit. Mixer tap over. Built in induction four ring hob. Extractor hood over. Built in oven below. Integrated fridge. Washing machine and dishwasher. Laminate flooring. Radiator. Coved ceiling. Recessed spotlights.

### FIRST FLOOR LANDING

Loft access. Coved ceiling. Recessed ceiling spotlights.

### BEDROOM ONE

13 x 9 (3.96m x 2.74m)

Rear aspect uPVC double glazed windows. Radiator. Cupboard housing gas central heating boiler. Coved ceiling. Recessed ceiling spotlights.

### BEDROOM TWO

14'4 x 8 (4.37m x 2.44m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Recessed ceiling spotlights.

### BEDROOM THREE

9'2 x 7'1 (2.79m x 2.16m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Recessed ceiling spotlights.

### RE FITTED BATHROOM

6'2" x 5'11 (1.88m" x 1.80m)

Rear aspect uPVC double glazed window. White suite comprising panel bath with mixer tap and shower attachment over. Low level W.C with concealed cistern. Wash hand basin. Heated towel rail. Tiled floor. Recessed ceiling spotlights,

### OUTSIDE

#### REAR GARDEN

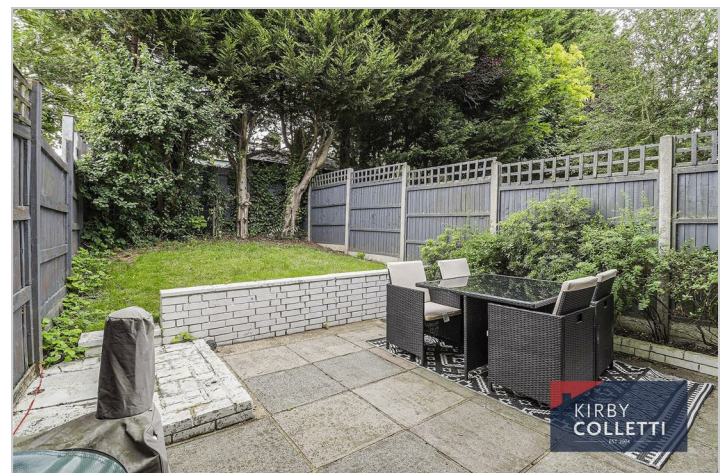
Approx. 30ft. Paved patio with brick retaining wall. Remainder laid to lawn. Outside tap.

#### FRONT GARDEN

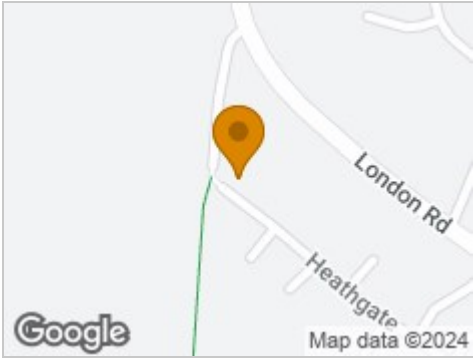
Laid to lawn.

#### EN BLOC GARAGE

Up and over door.



## Road Map



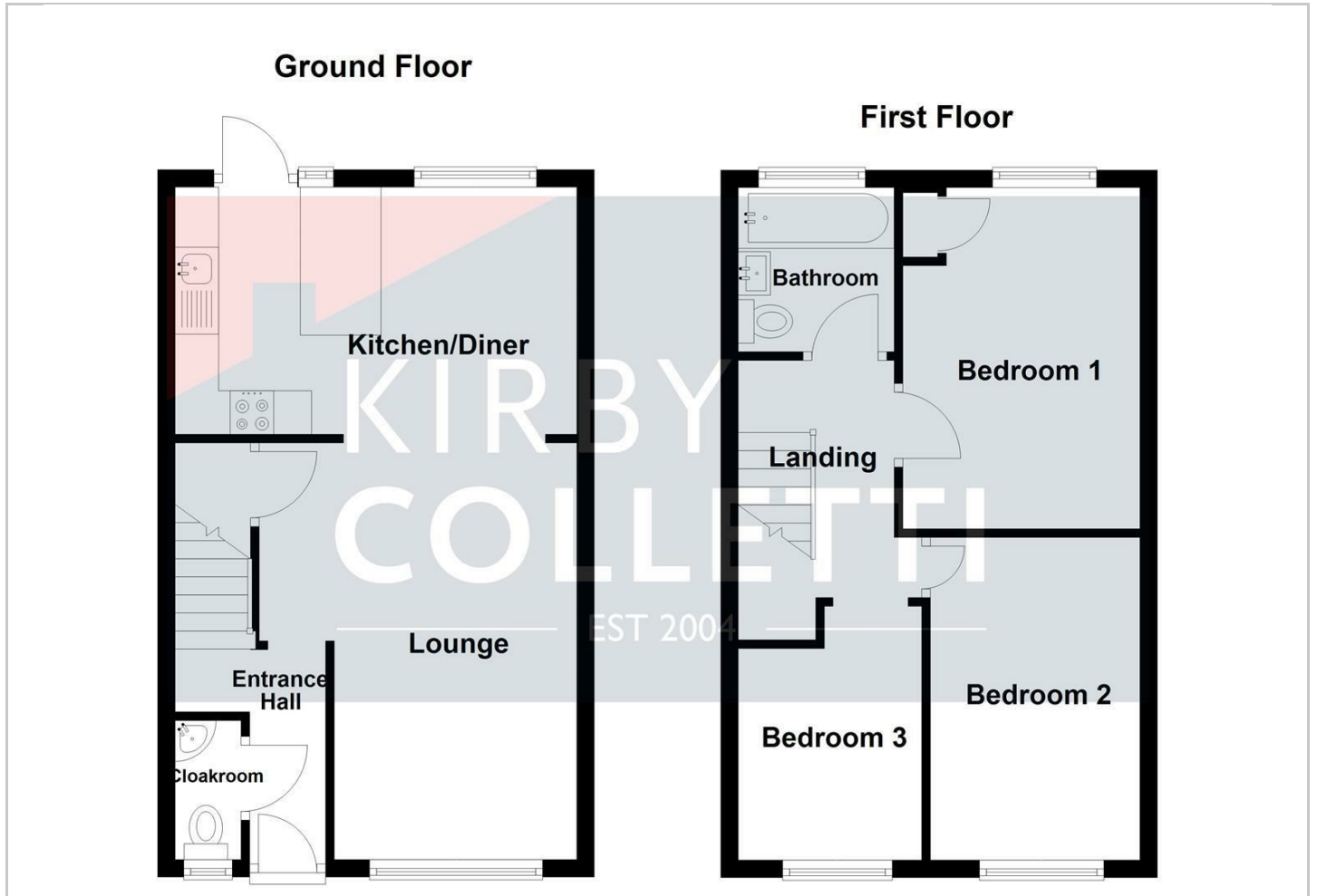
## Hybrid Map



## Terrain Map



## Floor Plan

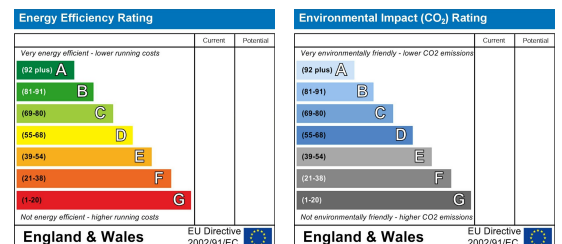


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk