



Trinity Road, SG13 7QS  
Hertford

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# Trinity Road, SG13 7QS

Kings Group Hertford are proud to present this CHAIN FREE, FOUR BEDROOM TERRACED HOUSE, LOCATED IN THE EVER POPULAR HERTFORD HEATH AREA.

Upon entering the property, you're greeted by a welcoming entrance hall, setting the tone for the spacious layout that follows. To the left is a convenient downstairs WC, while to the right lies a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear, the property has been substantially extended to create a stunning open-plan kitchen and dining area — the true heart of the home. The kitchen boasts an extensive range of fitted units, modern appliances, and a sociable layout that wraps seamlessly around into the generous dining space, ideal for family meals and gatherings.

Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom and second bedroom are both spacious doubles, while the third bedroom is a comfortable small double featuring its own modern en-suite shower room. The fourth bedroom is a large single, offering flexibility as a child's room, guest space, or home office. A contemporary family bathroom completes the first-floor accommodation.

Outside, the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a decked seating area with a built-in bar, a central lawn, and a patio area leading to a versatile outbuilding with power and lighting — perfect as a home gym, studio, or garden office. To the front, a driveway provides off-street parking for up to four cars, enhancing the property's excellent practicality.

Beautifully presented and significantly larger than average, this impressive family home combines space, style, and versatility, making it a must-see for those seeking a property ready to move straight into.

£637,000



- FOUR BEDROOM TERRACED HOUSE
- CHAIN FREE
- OUTBUILDING WITH ELECTRIC
- PERFECT FAMILY HOME
- CLOSE TO POPULAR SCHOOLS

## Location

Nestled just south of the county town of Hertford, Hertford Heath is a highly sought-after Hertfordshire village that perfectly balances rural charm with modern convenience. Surrounded by picturesque countryside and woodland, including the beautiful Hertford Heath Nature Reserve, the area offers a peaceful village atmosphere while remaining within easy reach of key commuter routes and amenities. The village itself has a strong sense of community and a good range of local facilities, including a village shop and two welcoming pubs. For everyday needs, the historic market town of Hertford is only a few minutes' drive away, offering a vibrant town centre with an excellent mix of shops, restaurants, cafés, and leisure options. With its blend of countryside living, strong transport links, and reputable schools, Hertford Heath is a location that appeals to those seeking a quieter lifestyle without compromising on accessibility or convenience.

## Travel Links

Trinity Road is exceptionally well connected, offering convenient access to both road and rail networks, making it a popular choice for commuters and families alike. The village is just a few minutes' drive from Hertford, where you'll find two railway stations: Hertford East Station – with regular services to London Liverpool Street via Broxbourne and Hertford North Station – offering frequent trains to London Moorgate and Finsbury Park. For road travel, Hertford Heath enjoys quick access to the A10 and A414, providing direct routes to Stevenage, Ware, Harlow, and onwards to the M25 and M11. This makes travelling across Hertfordshire and into London straightforward and efficient. Regular local bus services connect Hertford Heath with Hertford, Ware, Hoddesdon, and surrounding villages, offering convenient public transport options for daily errands or leisure trips.

- FREEHOLD
- EXTENDED
- DRIVEWAY
- MODERN THROUGHOUT
- EASY ACCESS TO TRANSPORT LINKS

## Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition to the above that Trinity Road offers, you also have some of the areas most sought after and popular schools such as Hertford Heath Primary and Nursery School, Haileybury College, Middleton School, Simon Balle All-Through School and many more all just a short walk or drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





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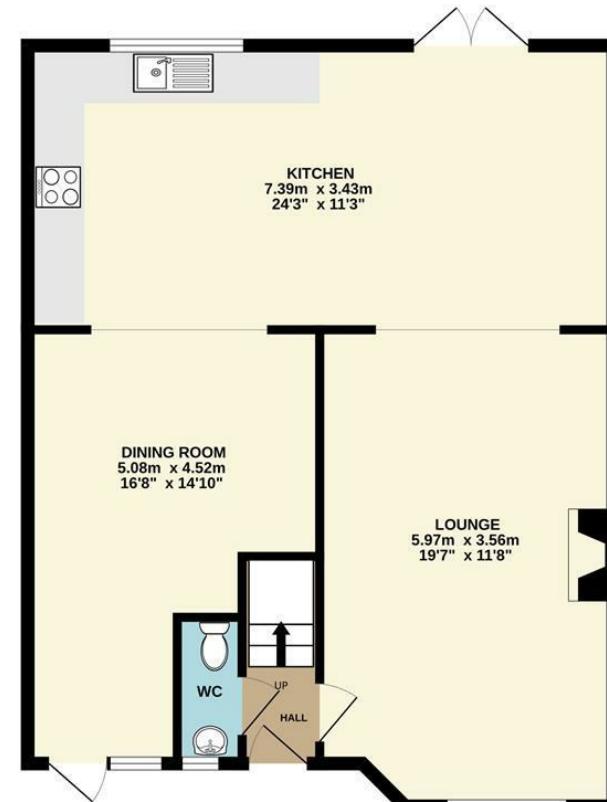


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	65

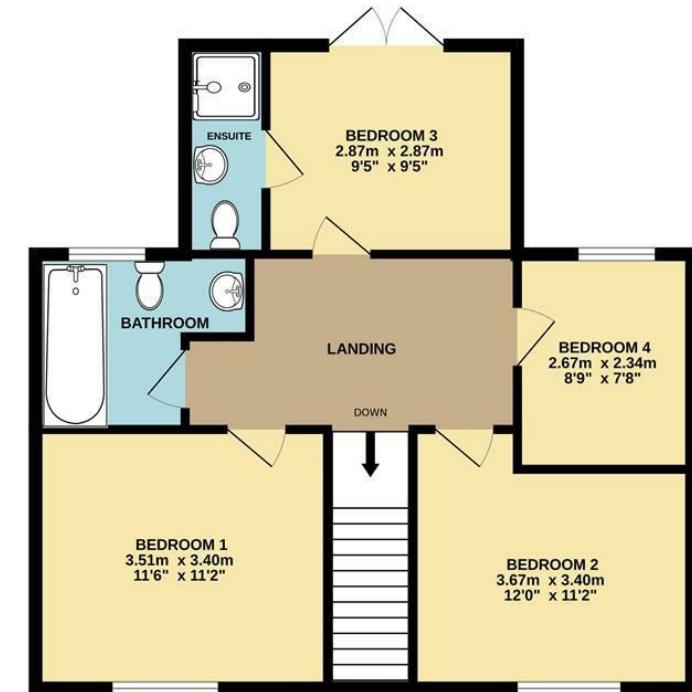
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		79	65



## GROUND FLOOR



## 1ST FLOOR



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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