

A SECLUDED ESCAPE IN LEAFY HERTFORDSHIRE

Discover an exclusive collection of just five 2 bedroom bungalows with study, offering style and space in a well-connected location. Just minutes from the heart of Hertford, yet wonderfully private. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout, as well as a secluded resident, landscaped garden with views over the river Beane and rolling countryside.







EXPERIENCE THE FINER THINGS IN LIFE

Enjoy all Hertford has to offer, known for its attractive and affluent historic town, which features a twice weekly street market and a superb range of restaurants, wine bars, coffee shops and retail therapy.

Take a stroll into town or by the river, catch a movie or a show at the theatre, and when you feel like venturing further afield it's a mere 18-minute walk to the train station. Hertford North station offers trains to Moorgate and Kings Cross in under 50 minutes.

If you'd rather take the car, Tree Heritage also benefits from excellent connections to the M25, A10 & A1.









BY FOOT

18 MINUTES - Hertford North Train Station - 0.9 mile 29 MINUTES - Hertford Town Centre - 1.5 miles



BY CAR

2 MINUTES - Hertford North Train Station - 0.9 miles 5 MINUTES - Hertford Town Centre - 1.5 miles

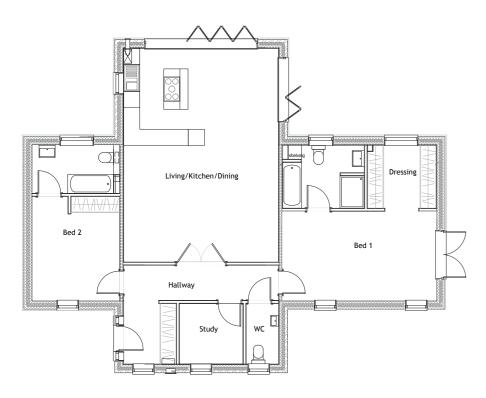


BY RAIL

51 MINUTES - Direct link to Moorgate Station 50 MINUTES - One stop change at Finsbury Park for Kings Cross

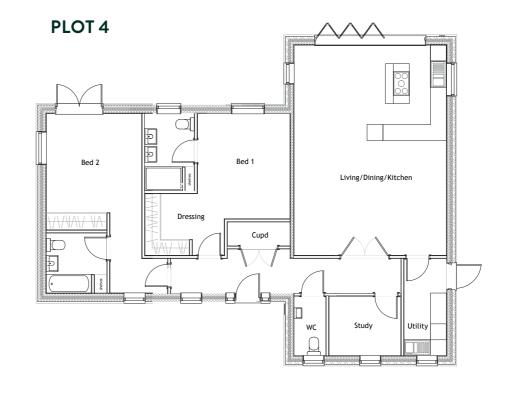
THE WILLOW

THE SYCAMORE

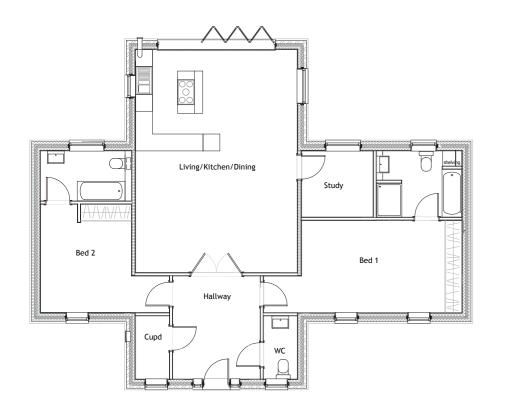


PLOT1 DIMENSIONS

Kitchen/ Dining room	
18.7ft x 11.1ft	5.7m x 3.4m
Living room	
18.7ft x 14.6ft	5.7m x 4.48m
Bedroom 1	
18.7ft x 10.9ft	5.7m x 3.34m
Bedroom 2	
10.7ft x 12.4ft	3.27m x 3.8m
Study	
7.8ft x 7.4ft	2.39m x 2.28m



THE LAUREL



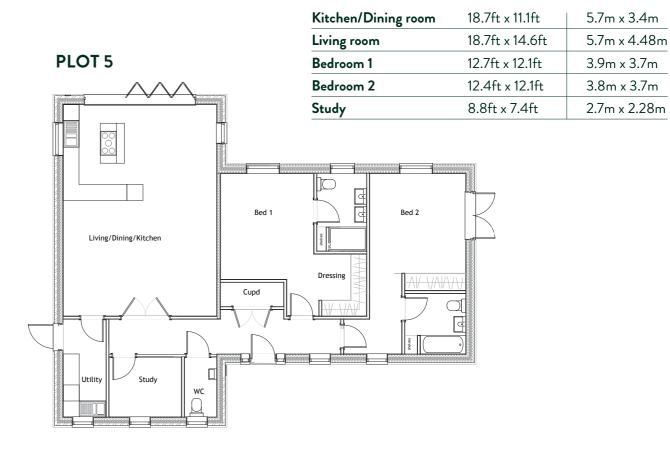
PLOTS 2 & 3*

DIMENSIONS

5.7m x 3.4m
5.7m x 4.48m
3.7m x 3.3m
3.27m x 3.8m
2.59m x 2.39m

*PLOT 2 IS A MIRROR IMAGE OF THE LAYOUT SHOWN

DIMENSIONS









SPECIFICATION

KITCHENS

- Designer, contemporary Matt lacquered doors
- Complementary light coloured stone worktops and matching stone splashback
- 1.5 bowl undermounted stainless steel sink
- Sink tap in brushed steel
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances

APPLIANCES

(high end range of visible appliances)

- Eye level double combi-oven with grill and microwave function
- Induction 5 ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge / freezer
- Integrated full-size dishwasher
- Freestanding washing machine / tumbler dryer to utility room (plots 4 & 5)
 Freestanding washing machine / tumble dryer to cupboard (plots 2 & 3)
 Integrated washer / dryer to kitchen (plot 1)
- Caple built in wine cooler to all homes
 Appliances to be Siemens (or equivalent) *

INTERNAL FINISHES

- Walls: Dulux Pure Brilliant White
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: Brilliant White
- Contemporary Chrome Ironmongery
- Contemporary luxury carpets to all bedrooms
- Amtico laid Herringbone flooring to hallway, kitchen/living/diner, study and WC
- Fitted wardrobes to bedroom 1 and 2

CONNECTIVITY

- BT Point to living area
- $\bullet \ Infrastructure \ ready \ for \ Sky \ Q \ connectivity \\$

HEATING

- Wet underfloor heating
- Air source heat pump heating system

ELECTRICAL

- Chrome sockets and switches
- Low-energy downlighters throughout
- Ceiling mounted CO and heat detectors
- USB plug sockets to bedrooms, living room and kitchen

BATHOOMS, EN-SUITES & WC'S

- White contemporary sanitaryware fitted with chrome brassware
- Tiled flooring
- Half-height Porcelanosa tiling to walls with sanitaryware fitted
- Full-height Porcelanosa tiling around bath and shower enclosures
- Single tile splash-backs to WC basins
- His and hers wash hand basin to plots 4 & 5. Single wash hand basin to plots 1-3.
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Bath sensor lighting
- Shaver socket
- Demister mirror with LED light surround

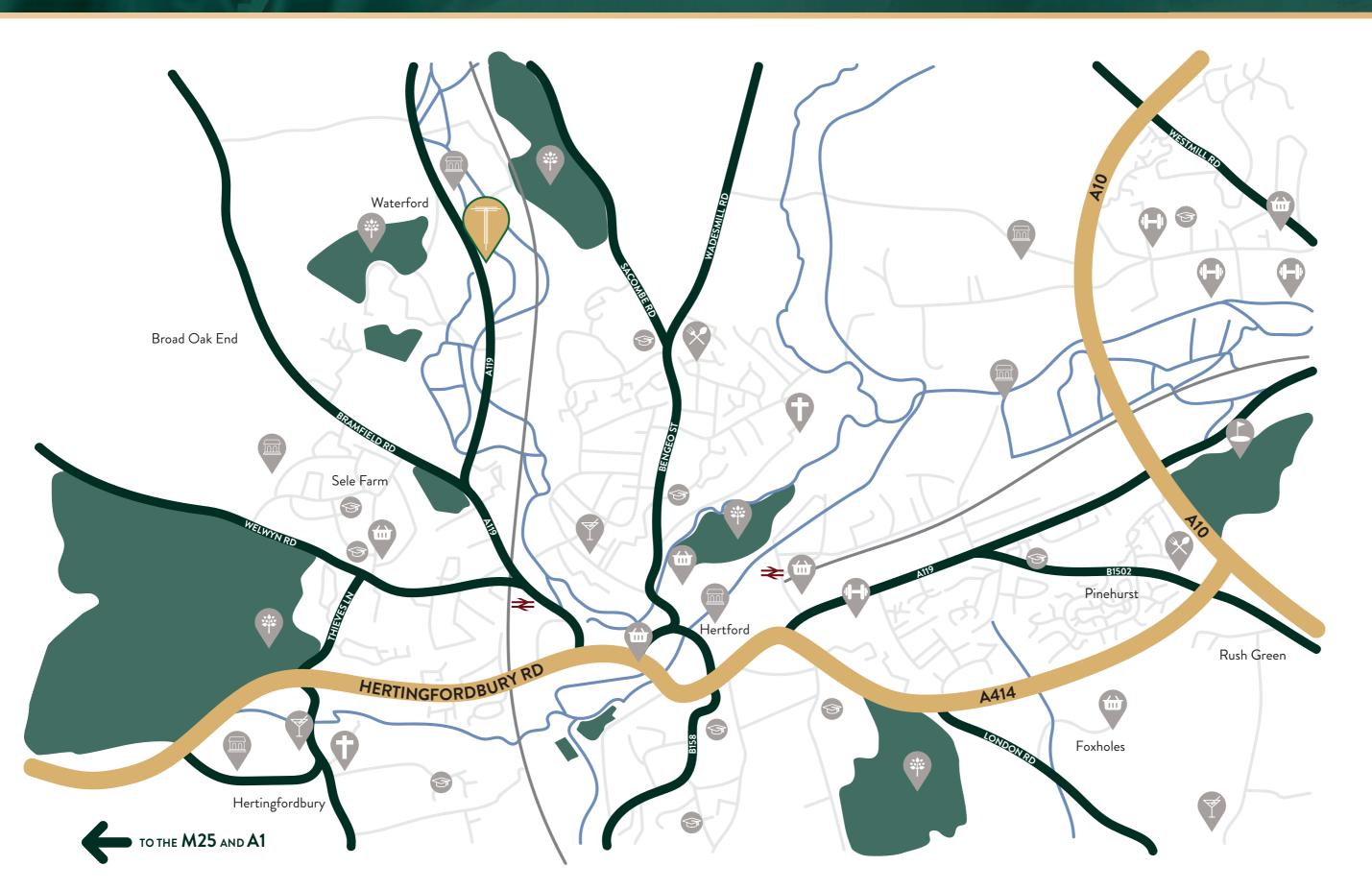
EXTERNAL DETAILS

- LED light on a PIR sensor front and back
- UPVC windows
- Contemporary composite front door
- Front paths and rear garden paving slabs Indian Sandstone
- Landscaping to front gardens and rear gardens laid to lawn
- External tap to all plots
- EV charging point and external plug point

GENERAL

• 10 Year New Home Warranty provided to all plots

PERFECTLY PLACED





Gym / Leisure Centre



Place of Interest



Golf Course



Supermarke



Park / Open Space



School



Bar / Pub



Restaurant



Place of Worship



Overground Station



TREE HERITAGE

NORTH ROAD, HERTFORD, SG14 2PW



2 Market Street, Hertford SG14 1BD herts@lanesexclusivehomes.co.uk

01992 940955 | lanesexclusivehomes.co.uk

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. No liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations