





Welcome to Trinity Walk, Hertford Heath, Hertford

Nestled in the peaceful village of Hertford Heath, this beautifully extended three/four-bedroom terraced home offers a perfect blend of modern living and comfortable family spaces. Renovated to a high standard by the current owners, this well-proportioned property is ready to welcome its next family. On the ground floor, the property features a spacious and stylish through lounge, seamlessly connecting to a contemporary open-plan kitchen fitted with high-quality built-in appliances. The kitchen extends into a bright and airy conservatory, providing direct access to a private rear garden, ideal for outdoor dining or relaxation.

Additionally, the ground floor benefits from a versatile bedroom complete with an en-suite shower room, offering flexibility for guests, older family members, or as a potential home office. Upstairs, there are three generously sized bedrooms, all tastefully presented, alongside a modern family bathroom. A separate office room provides a quiet and dedicated space for working from home or studying, ensuring a practical layout for modern living.













-Accommodation Overview-

Entrance Porch:

Obscure double glazed window, door to entrance hall

Entrance Hall:

Stairs to first floor, wood flooring, storage cupboard.

Open Plan Kitchen/Lounge:

23' max x 15' (7.01m max x 4.57m)

Modern fitted kitchen with wall and base units with Quartz worktops, sink unit with mixer tap, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, space and plumbing for washing machine, spot lighting, two sliding patio doors leading to conservatory.

Reception Room/Bedroom Three:

9' 1" x 8' 9" (2.77m x 2.67m)

Double glazed window to front aspect, storage cupboard, wood flooring, radiator, door leading to en-suite shower room.

En-Suite Shower Room:

Shower cubicle with wall mounted shower over, was hand basin with mixer tap, WC, obscure double glazed window.

Conservatory:

18' 11" x 18' 7" (5.77m x 5.66m)

Full width conservatory, double glazed windows and door leading to rear garden, wood flooring.

-First Floor Landing-

Two storage cupboards, office area, wood flooring, double glazed window, loft hatch.

Bedroom One:

15' 1" excluding storage cupboard x 8' 9" (4.60m excluding storage cupboard x 2.67m)
Double glazed window to rear aspect, storage cupboard, wood flooring, radiator.

Bedroom Two:

11' 9" excluding storage cupboard x 6' (3.58m excluding storage cupboard x 1.83m)

Double glazed window to rear aspect, storage cupboard, wood flooring, radiator.

Bedroom Four:

11' 6" x 7' 6" excluding storage cupboard ($3.51m \times 2.29m$ excluding storage cupboard)

Double glazed window to rear aspect, wood flooring, storage cupboard, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with mixer tap and shower over, wash hand basin with storage cupboard beneath, chrome heated towel rail, tiled walls, WC, tiled floor, obscure double glazed window.

-Exterior-

Rear Garden:

A low maintenance rear garden, with astro turf grass, side access, outside storage cupboard.









Welcome to

Trinity Walk

- **Full Width Conservatory**
- **Desirable Village Location**
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Family Bathroom & En-Suite

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£450,000













Hertford Heath Primary School and Nursery Rushen Dr. Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

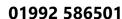
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