



Trinity Walk, Hertford Heath, Hertford, SG13 7RD

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 x 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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



Property Ref:
HFD107000 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property