



43, Heathgate, Hertford Heath

SG13 7PL

Asking Price £499,995



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## 43 Heathgate, Hertford Heath, Herts, SG13 7PL

Steven Oates are delighted to present this stunning three-bedroom family home, nestled at the end of this desirable quiet cul-de-sac in Hertford Heath village, situated next to Hertford Heath nature reserve and Balls Wood offering 130+ Acres of woodland to explore.. This beautifully appointed home has been tastefully improved and extended by the current owner boasting spacious and luxury accommodation. The ground floor welcomes you with a spacious entrance hallway with a downstairs toilet, the end of the entrance hallway is currently used as a study, allowing for space for anyone working from home. The ground floor also offers two generous sized reception rooms, a cosy family sized living room and a separate multi-use dining room. The kitchen forms part of this breath-taking extension, beaming with natural light via skylight and bi-fold doors. The shaker style kitchen has been thoughtfully designed and benefits from integrated appliances, there is also a separate utility room. Upstairs you will find three great size bedrooms and the family bathroom suite. On the outside, this property doesn't disappoint with a large child friendly rear garden, a garage and driveway. Internal viewing highly recommended to full appreciate this stunning home.

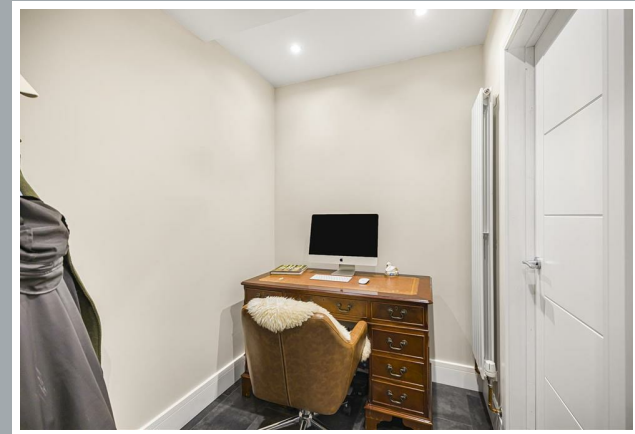
Situated within the heart of the popular village of Hertford Heath the property is only a short distance from the village primary school, village store and a choice of 3 villages pubs along with excellent countryside and woodland walks.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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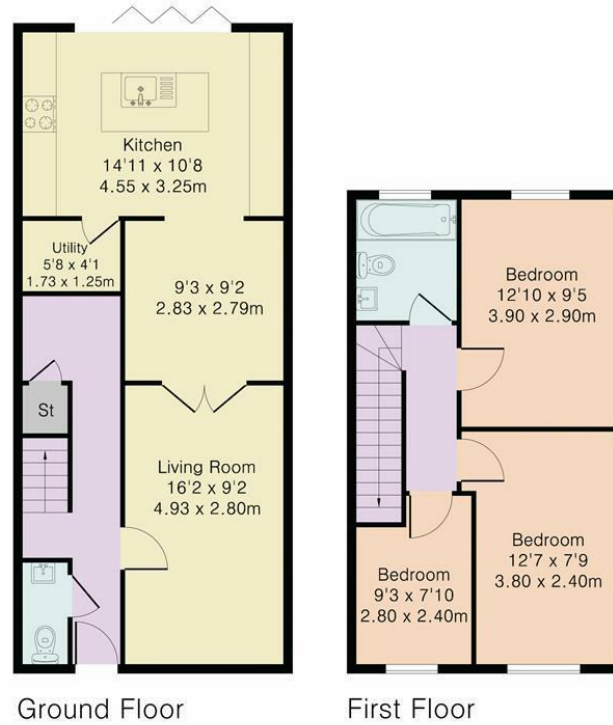


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Approximate Gross Internal Area 953 sq ft – 88 sq m  
Ground Floor Area 554 sq ft – 51 sq m  
First Floor Area 399 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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