



95, Trinity Road, Hertford Heath
SG13 7QS

Guide Price £499,995



stevenoates.com



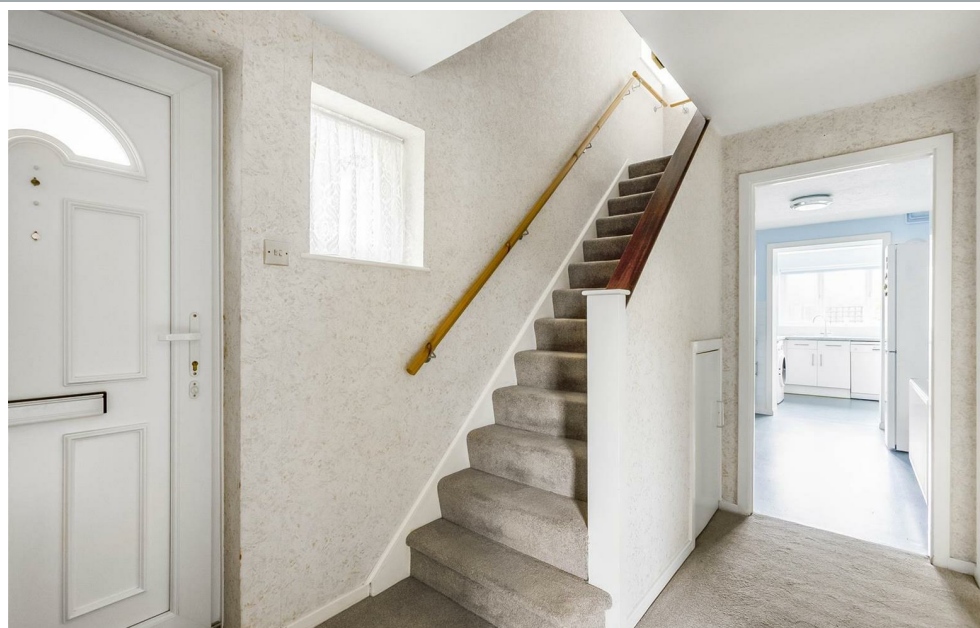
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****CHAIN FREE**** Steven Oates are please to offer this spacious 3 double bedroom semi-detached family home located in highly sought after residential road in the heart of the village with open community green space directly to the rear including a children's play ground. The property is arranged over two floors and comprises of a spacious entrance hall, ground floor cloakroom, two reception rooms and extended kitchen. On the first floor there are 3 good size bedrooms and a family shower room. Externally, there is off street parking and garage whilst to the rear, the garden is private and has great width. There is potential to extend (STPP). Keys held for immediate viewings!

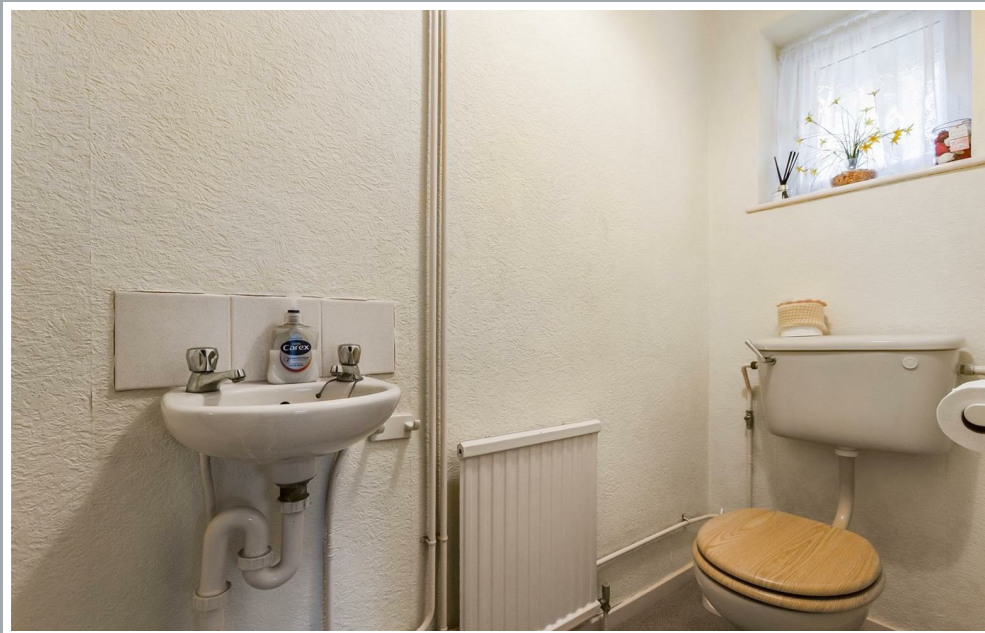
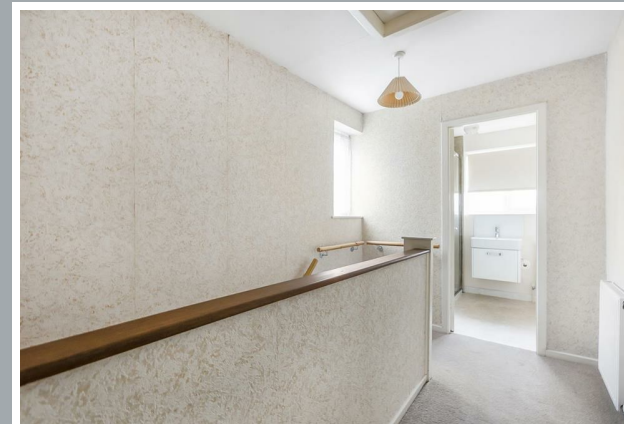
Located within the heart of the popular village of Hertford Heath, the house is only a short distance from the highly acclaimed village primary school. Hertford Heath offering a thriving community with localised amenities including a village shop, a choice of pubs and excellent walks through protected woodlands. Hertford town centre itself is also less than 2 miles providing a wider choice of shops, restaurants, a choice of two train stations and excellent secondary schooling.



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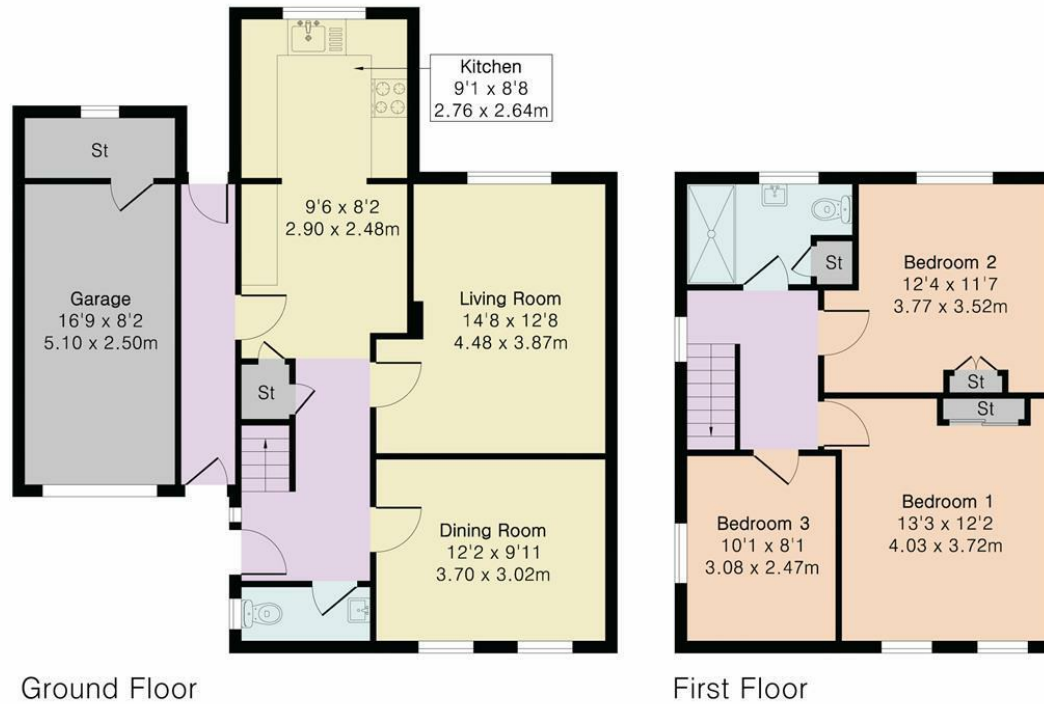


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Approximate Gross Internal Area 1295 sq ft - 120 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 495 sq ft – 46 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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