



56, Heathgate, Hertford Heath

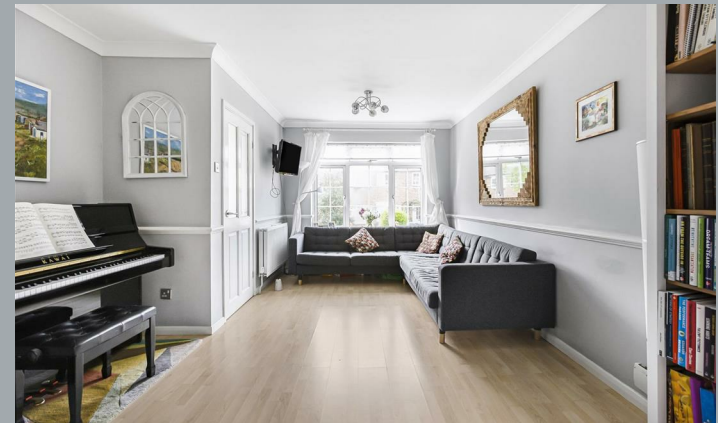
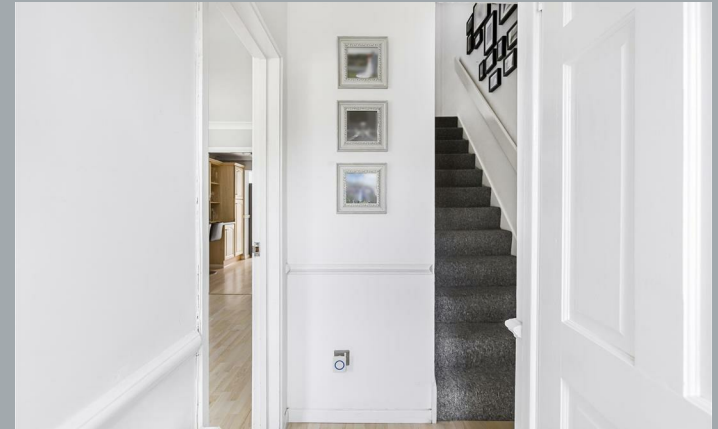
SG13 7PJ

Asking Price £460,000



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## 56 Heathgate, Hertford Heath, Herts, SG13 7PJ

Nestled in the charming village of Hertford Heath, this delightful home offers a perfect blend of comfort and convenience. This spacious and extended three-bedroom family home is ideal for those seeking a tranquil lifestyle while remaining close to local amenities. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The rear of the property has been extended so there is a great size kitchen/dining room and there is also scope for opening up the kitchen for those who like open plan living. Upstairs, this home benefits from three bedrooms and the family bathroom suite. As you step outside, this home has a beautiful rear garden which is easy to maintain, there is also access into the garage and parking to the rear. The surrounding area is particularly appealing, as it is situated next to a beautiful nature reserve, perfect for leisurely walks and enjoying the great outdoors. Do not miss the chance to make this lovely house your new home.

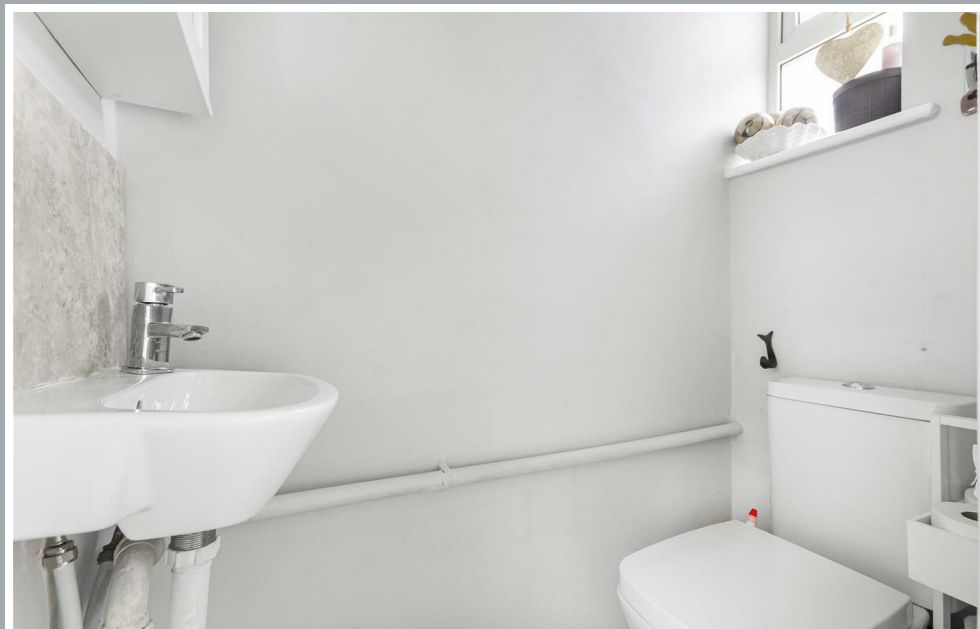
Heathgate is a quiet and popular cul-de-sac perfectly positioned just next to the nature reserve right in the heart of the village. The property is only a short distance from the village green with The Goat Pub which leads into a protected woodland. The village also offers excellent localised amenities including a village shop, two more pubs and a village primary school. The nearby towns of Hertford and Hoddesdon are both within a short drive away and provide a good selection of shops, restaurants and mainline train stations with fast services to Central London.





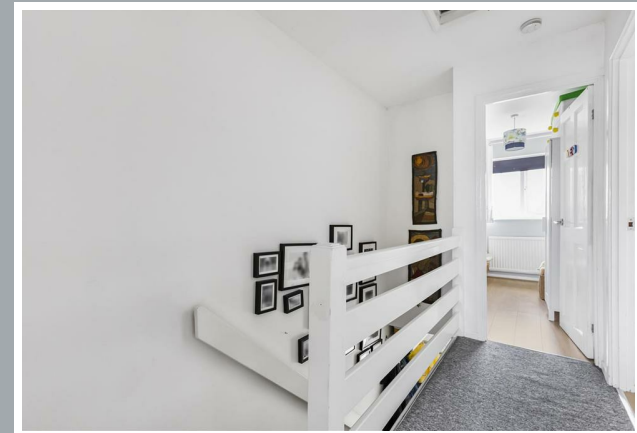
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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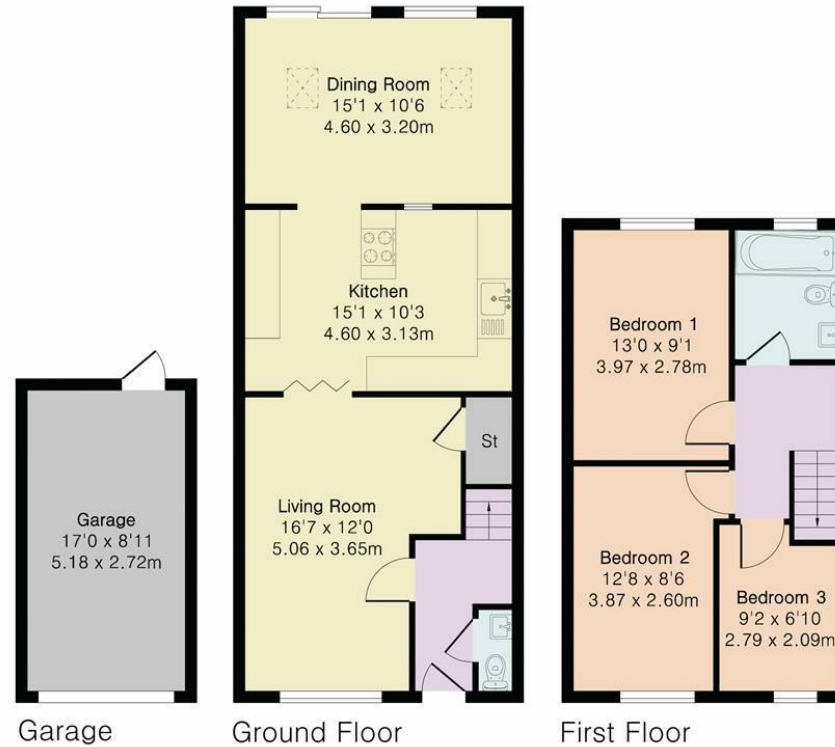


**Approximate Gross Internal Area 1119 sq ft - 104 sq m**

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 393 sq ft – 37 sq m

Garage Area 152 sq ft – 14 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.



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