



143, Trinity Road, Hertford

SG13 7QS

Guide Price £575,000



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## 143 Trinity Road, Hertford Heath, Hertford, SG13 7QS

\*\*\*\*CHAIN FREE - KEYS HELD\*\*\* An extended four double bedroom family home, ideally located on a highly sought-after residential road in the heart of the village. The property is arranged over two floors and offers approximately 1315 sq ft of well-presented accommodation. The ground floor comprises an entrance hallway providing access to the ground floor cloakroom, first floor landing and spacious lounge. The lounge flows seamlessly into a stunning open-plan kitchen / diner and additional reception area, creating an ideal space for modern family living and entertaining. To the first floor, there are four well-proportioned bedrooms and a family bathroom. One of the bedrooms further benefits from a Juliet balcony and en-suite shower room. Externally, the property offers off-street parking for two vehicles. The rear garden features a decking area with outdoor kitchen space, a laid-to-lawn section and a substantial outbuilding to the rear with power and lighting, ideal for a home office, gym or studio.

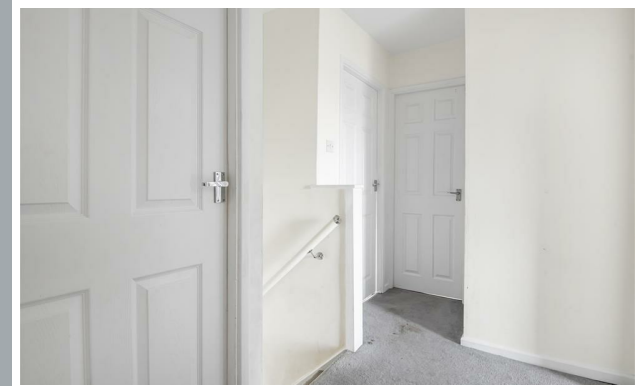
Located within the heart of the popular village of Hertford Heath, the house is only a short distance from the highly acclaimed village primary school. Hertford Heath offering a thriving community with localised amenities including a village shop, a choice of pubs and excellent walks through protected 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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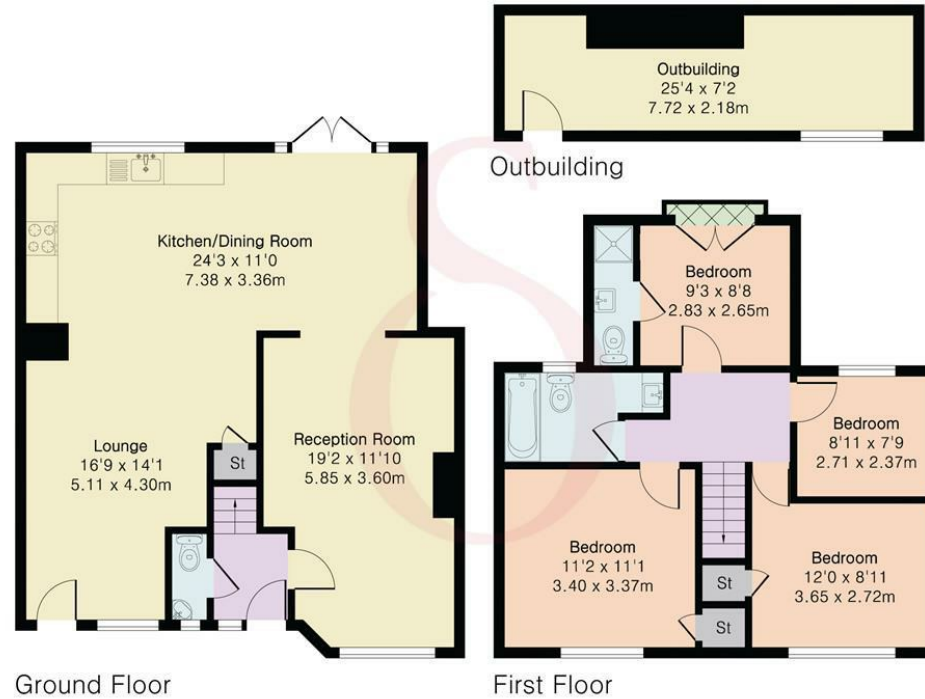
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**Approximate Gross Internal Area 1315 sq ft - 122 sq m  
(Excluding Outbuilding)**

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 560 sq ft – 52 sq m

Outbuilding Area 181 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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