



Heathgate, Hertford Heath, Hertford, SG13 7PJ



Welcome to Heathgate, Hertford Heath, Hertford

Nestled in the serene village of Hertford Heath, this charming three-bedroom semi-detached extended family home offers a perfect blend of comfort and convenience. Situated in a quiet and peaceful location, this bright and spacious residence has been meticulously maintained by its current owners. Upon arrival, you are greeted by a beautifully landscaped front garden that sets the tone for the rest of the home. The property features a spacious front reception room, ideal for relaxing or entertaining guests. The extended kitchen and dining area at the rear of the house offer ample space for family meals, with the added benefit of a separate utility area for convenience. This home boasts three generously sized bedrooms, providing plenty of space for a growing family. The upstairs family bathroom and downstairs cloakroom ensure that the needs of a busy household are met with ease. Additional features include new double glazing and central heating throughout, ensuring comfort and energy efficiency. At the rear, you'll find allocated parking and a detached garage, providing ample storage and parking space. Overall, this property offers a wonderful opportunity to enjoy village life in Hertford Heath, with all the modern amenities and comforts a family could desire.



-Accommodation Overview-

Entrance Hall:

Stair to first floor, carpet, door to downstairs cloakroom, radiator.

Downstairs Cloakroom:

Obscure double-glazed window to front aspect, wash hand basin, WC.

Lounge:

17' 6" x 9' 1" max (5.33m x 2.77m max)

Double glazed bay window to front aspect, under stairs storage cupboard, French doors leading to dining room, electric fireplace.

Dining Room:

18' 5" into storage cupboards x 8' 5" (5.61m into storage cupboards x 2.57m)

Double glazed sliding doors leading to rear garden, tiled flooring, radiator, opens to kitchen.

Kitchen:

9' 7" into units x 7' 6" into units (2.92m into units x 2.29m into units)

Range of wall and base units with work surface over, stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, space for fridge freezer, eye-level oven, double glazed window to rear aspect, door to rear garden.

-First Floor Landing-

Loft (boarded & ladder) carpet, power points.

Bedroom One:

13' max x 9' into airing cupboard (3.96m max x 2.74m into airing cupboard)

Double glazed window to rear aspect, storage cupboard (airing cupboard), fitted wardrobes, radiator.

Bedroom Two:

12' 9" max x 8' max (3.89m max x 2.44m max)

Double glazed window to front aspect, carpet, radiator.

Bedroom Three

7' 7" max x 7' 1" max (2.31m max x 2.16m max)

Double glazed window to front aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclose bath with shower over, wash hand basin with storage cupboard beneath, tiled walls, obscure double-glazed window to rear aspect.

-Exterior-

Rear Garden:

Low maintenance rear garden with patio, pots and plants, access to garage.

Front Garden:

Laid to lawn, path to front door, side access.

Detached Garage:

Situated to the rear of the property.

Parking:

Space at the rear of the property plus garage.



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Welcome to

Heathgate, Hertford Heath Hertford

- Three Bedroom Extended Family Home
- Sought After Village Location Of SG13
- Low Maintenance Rear Garden
- Downstairs Cloakroom & Family Bathroom
- Garage To Rear & Allocated Parking
- Open Plan Lounge/ Dining Area

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Price

£450,000



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Property Ref:
HFD107513 - 0002

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Please note the marker reflects the
postcode not the actual property