

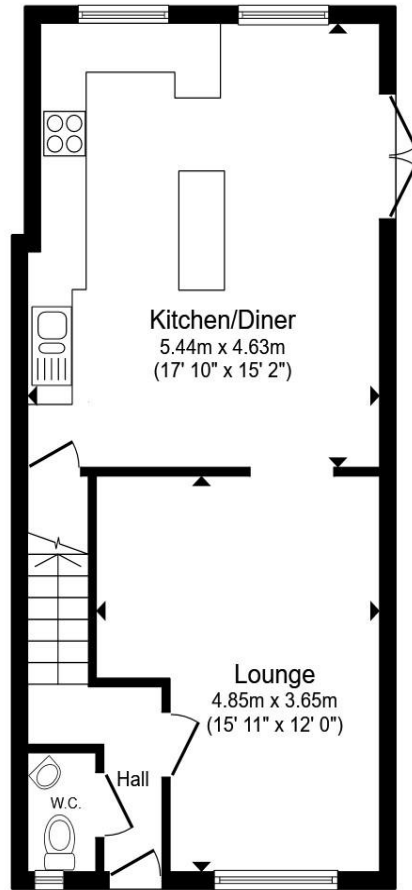


**Heathgate, Hertford, Heath Hertford, SG13 7PJ**

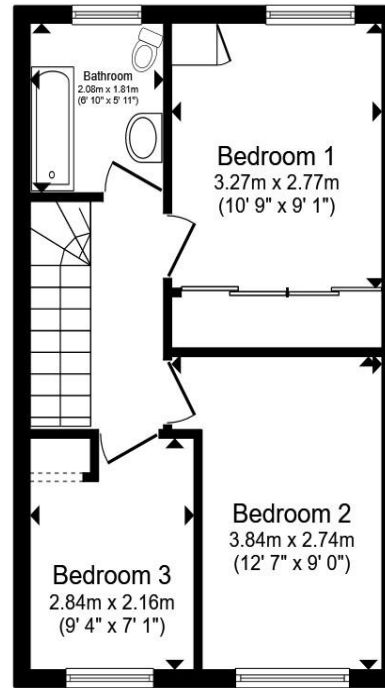
## Welcome to Heathgate, Hertford Heath Hertford

A beautifully presented and thoughtfully extended three-bedroom semi-detached family home, enviably positioned within a peaceful and highly sought-after development in the heart of Hertford Heath. Nestled amongst idyllic countryside surroundings and enjoying the best of village living, this impressive modern home provides stylish and versatile accommodation throughout, whilst being ideally located for both Hertford and Hoddesdon. With protected woodland just a short stroll away, the property offers a wonderful balance of contemporary family living and a tranquil semi-rural setting. From the moment you step inside, the quality and versatility of the accommodation become immediately apparent. The ground floor features a welcoming entrance hall, useful downstairs cloakroom, comfortable lounge and a superb extended open-plan kitchen/dining room. This impressive space forms the true heart of the home, providing an excellent environment for family life, entertaining and dining with friends. Upstairs are three well-proportioned bedrooms, together with a stylish family bathroom. The accommodation has been thoughtfully arranged to provide comfortable and practical living space, making this an ideal home for modern family life. A particular highlight is the converted garage, creating a fantastic additional room with endless possibilities. Whether used as a home office, gym, children's playroom, games room or simply as a versatile additional reception space, it provides valuable flexibility to suit the needs of the next owners.





**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## **-Accommodation Overview-**

**Hertford Heath:**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

**Kitchen/Diner**

**-First Floor Landing-**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**-Exterior-**

**Rear Garden**

### **Agent Note:**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

## Heathgate, Hertford Heath Hertford

- Three-Bedroom Extended Semi-Detached Family Home
- Ideally Located For Both Hertford and Hoddesdon
- Low-Maintenance Private Garden
- Stylish Family Bathroom
- Converted Garage

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Guide price

**£480,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFD108467](https://williamhbrown.co.uk/Property/HFD108467)



Property Ref:  
HFD108467 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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