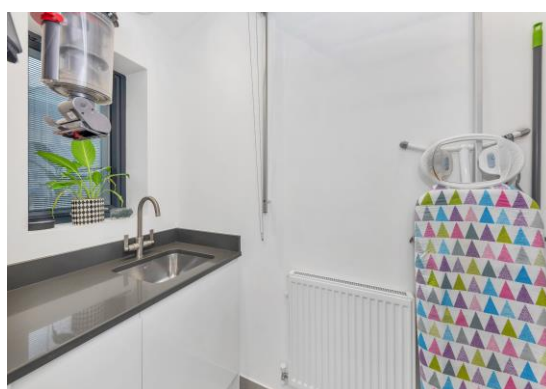




Elliot Heath
ESTATE AGENTS

31 Heathgate
Hertford Heath SG13 7PL
Guide Price £495,000

Elliot Heath are pleased to offer this beautifully maintained and extended three-bedroom family home located in the popular village of Hertford Heath close to good local schools, woodlands and Hertford Town Centre. Accommodation comprises extended kitchen/diner, utility room, living room, WC, three bedrooms, family bathroom, rear garden and two allocated parking spaces. Hertford Heath is a charming and highly accessible village with access to Hertford Heath Nature Reserve with bridleways and excellent walking trails along with a convenience store. The property is within easy reach of the A10 trunk road, the County town of Hertford is within approx. 3 miles and offers a comprehensive range of shops, bars, and restaurants together with two mainline rail services to London. Being offered with no onward chain. To arrange your viewing, please call 01920 293333.





ACCOMMODATION

SPACIOUS ENTRANCE HALL

With stairs rising to first floor landing, radiator, doors to:

DOWNSTAIRS WC

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising low flush wc, wall hung wash hand basin, radiator, tiled splash back areas, wood effect flooring.

LOUNGE 17' 5" x 6' 7" (5.30m x 2.01m)

With double glazed window to front aspect, radiator, wood flooring, the current owners have hardwired internet of 1G per second throughout the property, and the living room has been fitted with surround sound speakers on either side of the TV. Door to:

STUNNING KITCHEN/DINER 19' 11" x 12' 9" (6.07m x 3.88m)

This is truly the hub of the home having been extended by the owners in 2018, this kitchen has been stylishly renovated and thoroughly thought out to make it a useable and social space. This kitchen has been fitted with a range of wall and base white gloss units paired with black quartz worktops and light grey wood effect Porcelain floor tiles and includes a variety of top of the range integrated NEFF appliances including a full-length fridge, a full-length freezer, dishwasher, double oven/microwave and a 5-ring gas hob with extractor fan. There is also a filtered hot water tap and water softener. Not only has this kitchen been done to a fantastic standard, but the owners have also added a number of high-tech features that give this kitchen an upper edge, including surround sound speakers in the ceiling and lighting on top of and below the units which is controlled via Alexa. The extended part of the kitchen has been brilliantly done with two large electric Velux windows that are controlled by a remote connected to the wall and bi-fold doors with integrated blinds for easy cleaning. A breakfast bar has been added which has space for two barstools, and there is also ample space for a table and chairs, or sofa, if desired.

UTILITY 9' 7" x 3' 2" (2.92m x 0.96m)

Another great addition is the utility room, which similarly to the kitchen has been thoroughly planned to make this a practical space. There are designated spaces for a washing machine and tumble dryer, and there is a built-in clothes horse which can be lowered and raised. As cat lovers, the owners have also added a cat flap and bed in the corner of the utility room.

FIRST FLOOR LANDING

With stairs rising to second floor landing and doors to:

BEDROOM ONE 11' 0" x 10' 10" (3.35m x 3.30m)

This is a great size room that has an abundance of storage and has been decorated neutrally, which paired with the large window creates a bright room. There are three cupboards in this bedroom, one of which acts as an under the stair's cupboard, meaning there is plentiful wardrobe space. An incredible and unique feature of this bedroom is the remote-controlled

drop-down TV which is located in the ceiling. There is also a security system installed which can be viewed from this TV, as well as a built in DVD player connected to the TV.

BEDROOM THREE 7' 4" x 6' 9" (2.23m x 2.06m)

A good size room that is ideal for a children's bedroom or as an office.

BATHROOM

The family bathroom has been neutrally decorated with beige floor and wall tiles and has been fitted with a three-piece suite including a large jacuzzi bathtub with remote wall mounted bath fittings and chrome shower head, a concealed cistern WC and a vanity unit with hand basin and storage units beneath. Added features also include underfloor heating, a chrome heated towel rail and an obscured window.

SECOND FLOOR

With access to:

BEDROOM TWO 12' 11" x 13' 4" (3.93m x 4.06m)

This loft conversion was done by the previous owners and is a fantastic addition that creates the second double bedroom. Having been thought about carefully, there are dual aspect Velux windows, creating a light and airy room, and there is ample eaves storage space, as well as a built-in storage unit on the back wall which acts as a wardrobe and additional shelving.

OUTSIDE

Approaching the property, it has great kerb appeal and is a very inviting home. One major thing to note about this property is that there are two allocated parking spaces directly in front of the property, which is a rarity within this development. The rear garden has been fantastically done to create a very low maintenance and practical garden. As you step out of the bi-fold doors from the kitchen there are a few steps leading up to the area that has been laid to lawn with artificial grass, and then a few more steps leading up to a large, decked area which is ideal for al-fresco dining. There is also a large summer house with electricity. This is the ideal garden for entertaining, as you can really appreciate the indoor-outdoor living created by the kitchen extension.

EPC

EPC Rating C.

AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

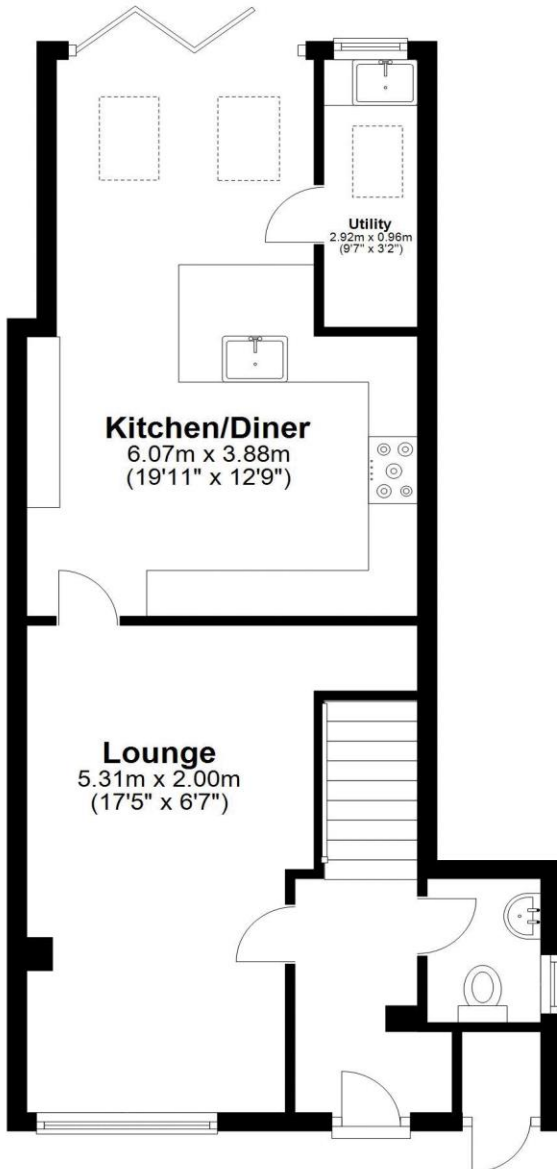






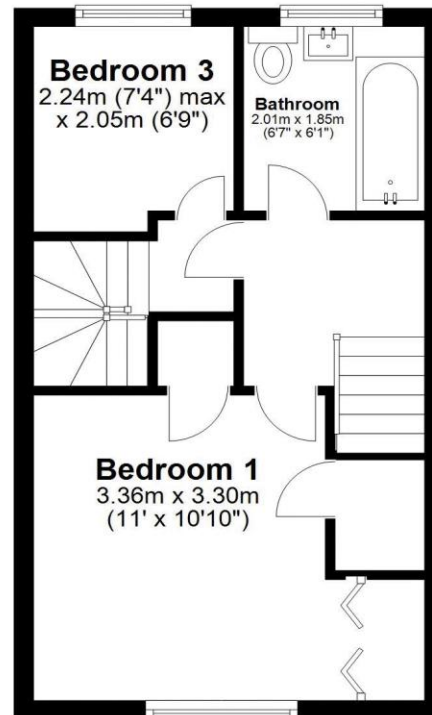
Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



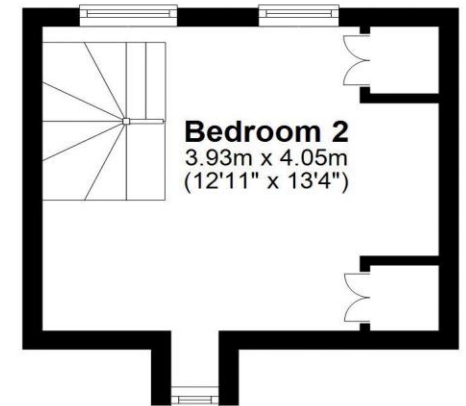
First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Second Floor

Approx. 13.8 sq. metres (148.2 sq. feet)





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