



 paulwallace

Heathgate, Hertford Heath, SG13 7PL |  
£475,000 | Freehold

## Heathgate, Hertford Heath, SG13 7PL

This extended two / three bedroom family home is offered chain free with great kerb appeal and two allocated parking spaces, this property is a rare find on this popular development. The impressive hallway leads to a downstairs cloakroom WC with door to the beautifully decorated living room and features hardwired internet and surround sound speakers. The contemporary kitchen, boasts breakfast bar, high-end integrated appliances, quartz worksurfaces, a filtered hot water tap, and water softener. It also includes high-tech features such as surround sound speakers and Alexa-controlled lighting. The dining area has electric Velux windows, bi-fold doors with integrated blinds with a door to the utility room which houses washing machine, tumble dryer. The first floor includes the principle bedroom with ample storage, a remote-controlled drop-down TV, and a security system. The third bedroom is perfect for children or as an office. The family bathroom features underfloor heating, a jacuzzi bathtub, and a vanity unit. The loft room on the second floor creates a second double bedroom with dual aspect Velux windows and ample storage space. Outside, the low-maintenance rear garden includes a lawn area with artificial grass, a large decked area for outdoor dining, and a spacious summer house with electricity. This property offers the perfect combination of indoor and outdoor living, making it ideal for entertaining.

### Key features

- Chain free property with excellent kerb appeal and two allocated parking spaces
- Contemporary kitchen with high-end integrated appliances, quartz worksurfaces, and high-tech features such as surround sound speakers and Alexa-controlled lighting
- Principle bedroom with ample storage, remote-controlled drop-down TV, and security system
- Loft room on the second floor creating a second double bedroom with ample storage space



 paulwallace  
estate agents

hoddesdon@paulwallace.co.uk

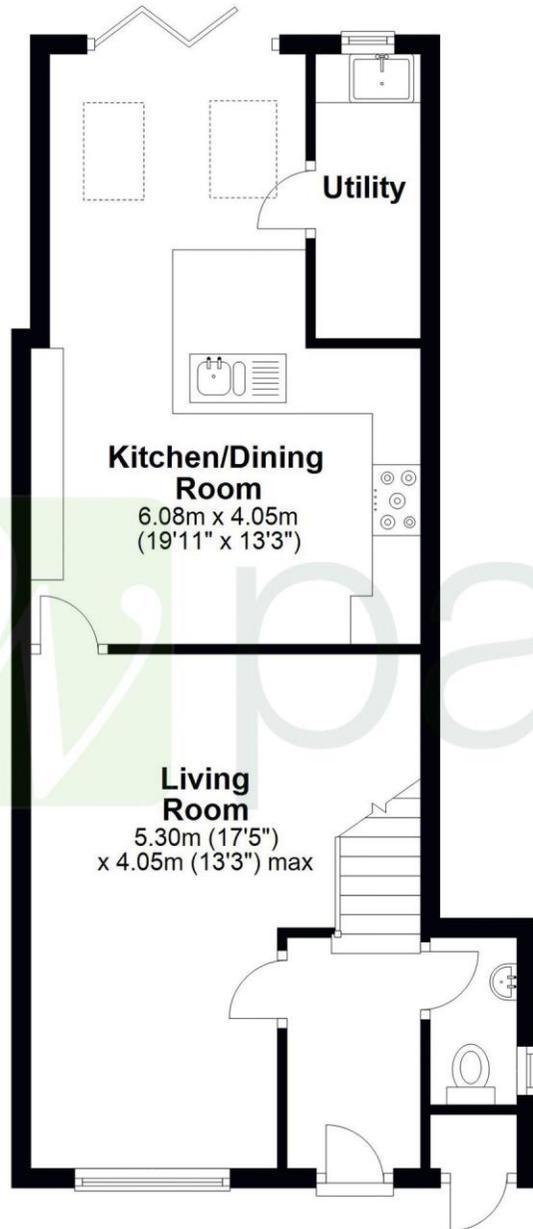
01992 466471





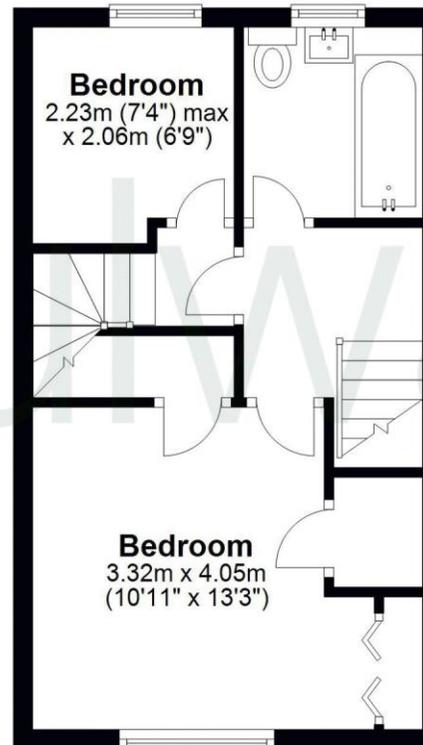
## Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



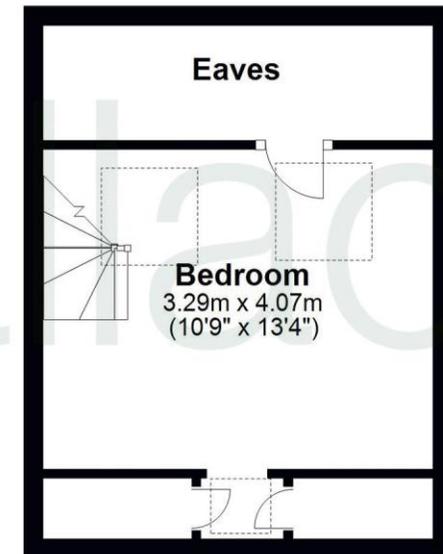
## First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



## Second Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



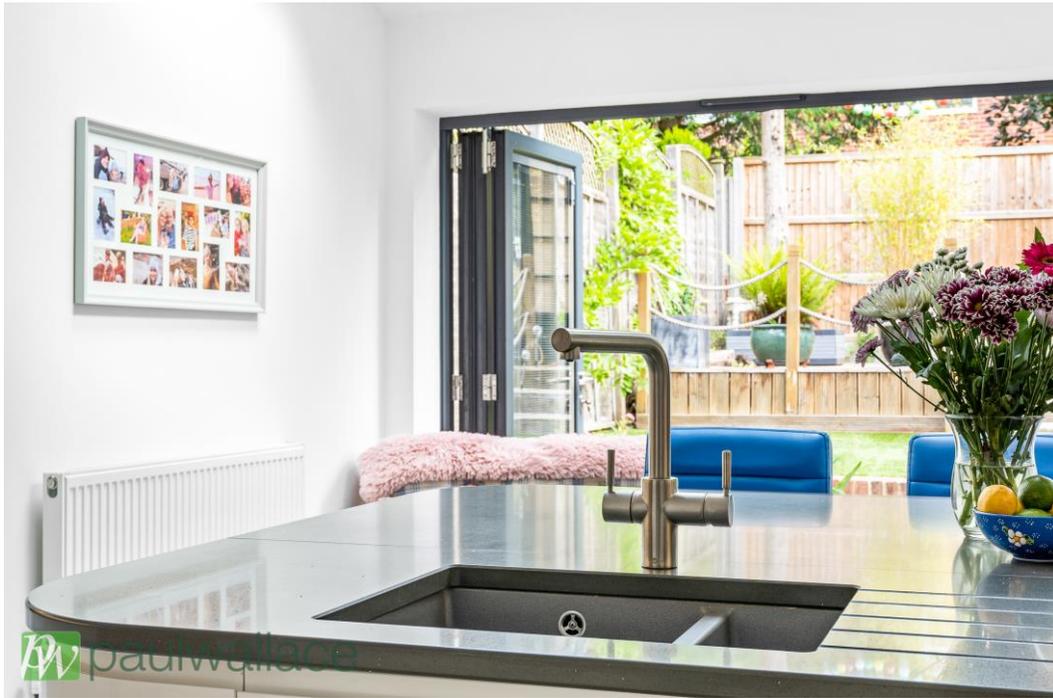
Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.