







## Heathgate, Hertford Heath, Hertford, SG13 7PJ

Westwood Leber are delighted to bring to the market this well-presented three-bedroom terraced family home, ideally located within the popular and well-connected village of Hertford Heath.

The ground floor offers a bright and spacious open-plan lounge and dining area, providing an excellent space for both everyday living and entertaining. This welcoming room flows through to a fitted kitchen, offering ample worktop and storage space, with direct access to the rear garden. A particular highlight of the ground floor is the modern downstairs bathroom, which is fitted with underfloor heating, creating a luxurious and practical space ideal for family living and guests alike. The ground floor is further complemented by an integral garage, providing excellent storage and secure parking.

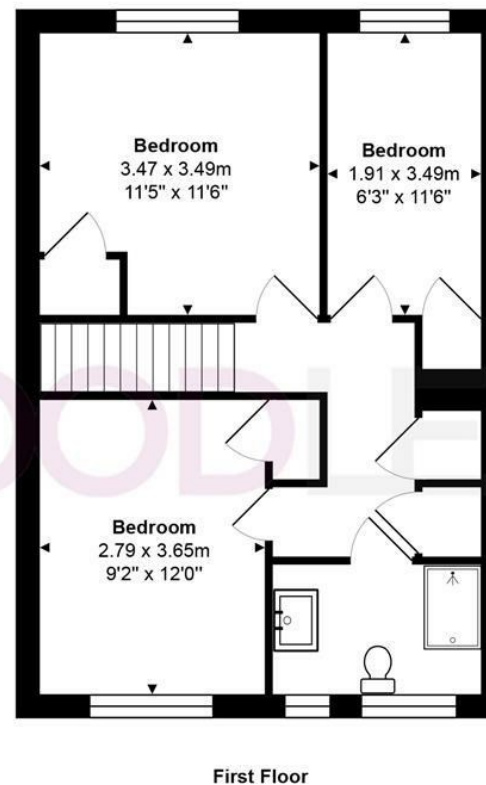
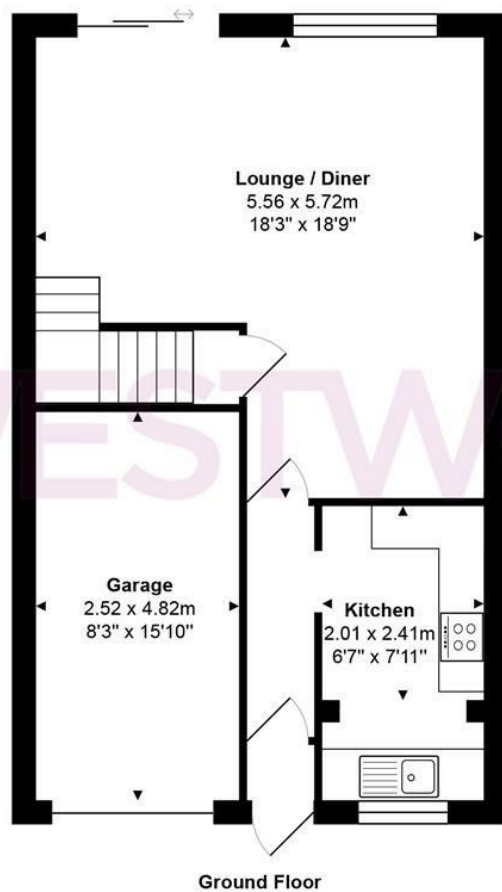
To the first floor, the property boasts three well-proportioned bedrooms, including a generous principal bedroom and two further bedrooms ideal for children, guests, or home working. These are served by a family bathroom finished in a practical and neutral style.

Externally, the property benefits from a private rear garden offering an ideal space for outdoor seating, entertaining, and family enjoyment, while the front provides additional parking and access to the garage.

Heathgate is superbly positioned within easy reach of Hertford town centre, a range of local amenities, highly regarded schools, and excellent transport links, including Hertford East and Hertford North stations providing convenient services into London. This attractive home represents an ideal opportunity for families and commuters alike, and early viewing is highly recommended.



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Total Area: approx. 97.6 m<sup>2</sup> ... 1051 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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