

3 Heathgate  
Herford, SG13 7PL  
Guide price £465,000

**ma**  
morgan alexander





## 3 Heathgate Hertford, SG13 7PL

Located within a small and highly sought after development in the heart of Hertford Heath village, this well presented three bedroom modern home enjoys a peaceful position surrounded by open countryside yet remains conveniently placed for both Hertford and Hoddesdon.

The property offers bright, practical accommodation arranged over two floors and has clearly been well maintained by the current owners, creating a home that is ready to move straight into.

The ground floor begins with an entrance hall leading to a cloakroom/WC and a comfortable living room positioned to the front of the house. To the rear sits the open plan kitchen dining room, forming the natural focal point of the home and opening directly onto the garden, ideal for day to day living as well as entertaining.

Upstairs the landing leads to three bedrooms and a family bathroom.

Outside

The rear garden is enclosed and enjoys a paved patio area leading onto lawn, providing an excellent outdoor space for both relaxing and dining. A pathway leads to the garage with parking typically taken in front.

To the front the property benefits from a lawned garden and pathway approach.



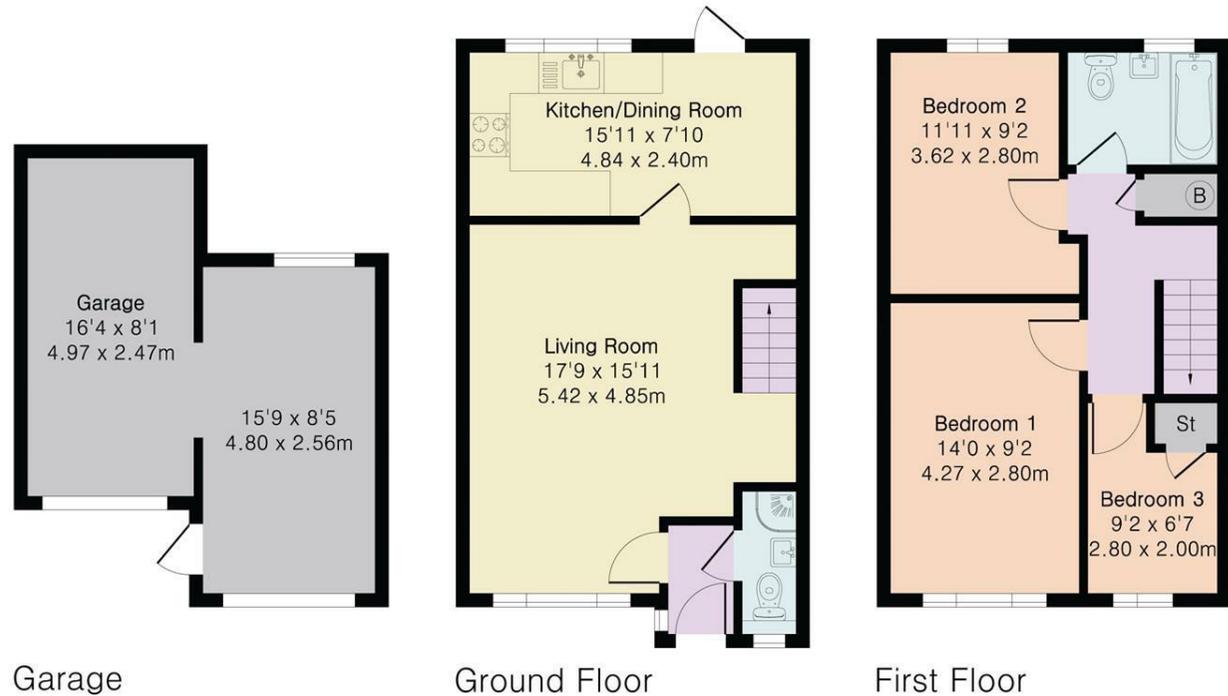


**Approximate Gross Internal Area 842 sq ft - 79 sq m  
(Excluding Garage)**

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 269 sq ft – 25 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**PROPERTY MISDESCRIPTIONS ACT 1991**  
 The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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