



# TREE HERITAGE

HERTFORD

# A SECLUDED ESCAPE IN LEAFY HERTFORDSHIRE

Discover an exclusive collection of just five 2 bedroom bungalows with study, offering style and space in a well-connected location. Just minutes from the heart of Hertford, yet wonderfully private. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout, as well as a secluded resident, landscaped garden with views over the river Beane and rolling countryside.



# EXPERIENCE THE FINER THINGS IN LIFE

Enjoy all Hertford has to offer, known for its attractive and affluent historic town, which features a twice weekly street market and a superb range of restaurants, wine bars, coffee shops and retail therapy.

Take a stroll into town or by the river, catch a movie or a show at the theatre, and when you feel like venturing further afield it's a mere 18-minute walk to the train station. Hertford North station offers trains to Moorgate and Kings Cross in under 50 minutes.

If you'd rather take the car, Tree Heritage also benefits from excellent connections to the M25, A10 & A1.



## BY FOOT

18 MINUTES - Hertford North Train Station - 0.9 miles  
29 MINUTES - Hertford Town Centre - 1.5 miles



## BY CAR

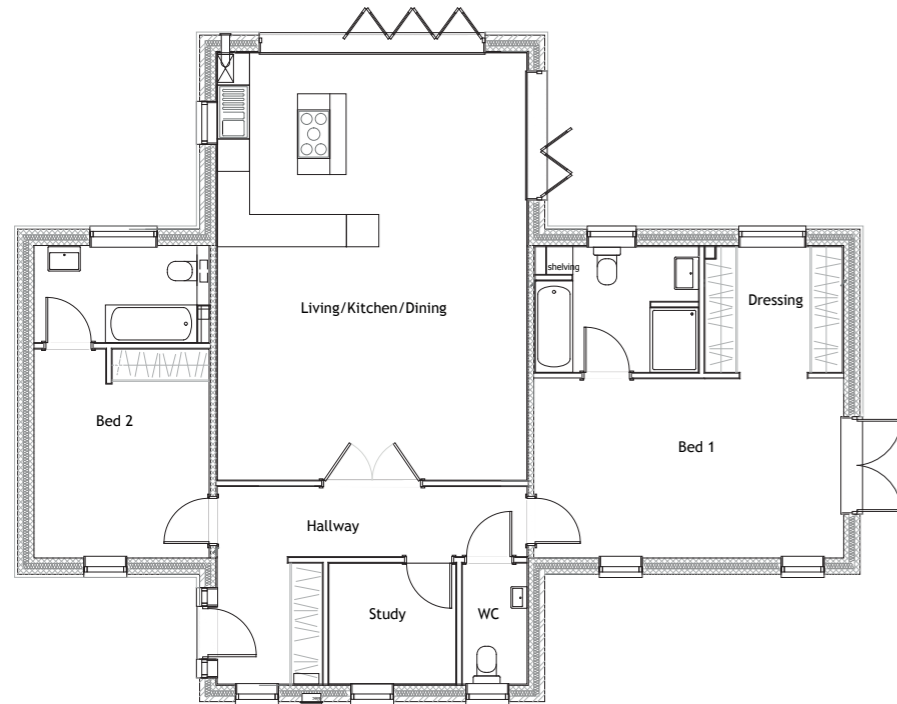
2 MINUTES - Hertford North Train Station - 0.9 miles  
5 MINUTES - Hertford Town Centre - 1.5 miles



## BY RAIL

51 MINUTES - Direct link to Moorgate Station  
50 MINUTES - One stop change at Finsbury Park for Kings Cross

# THE WILLOW

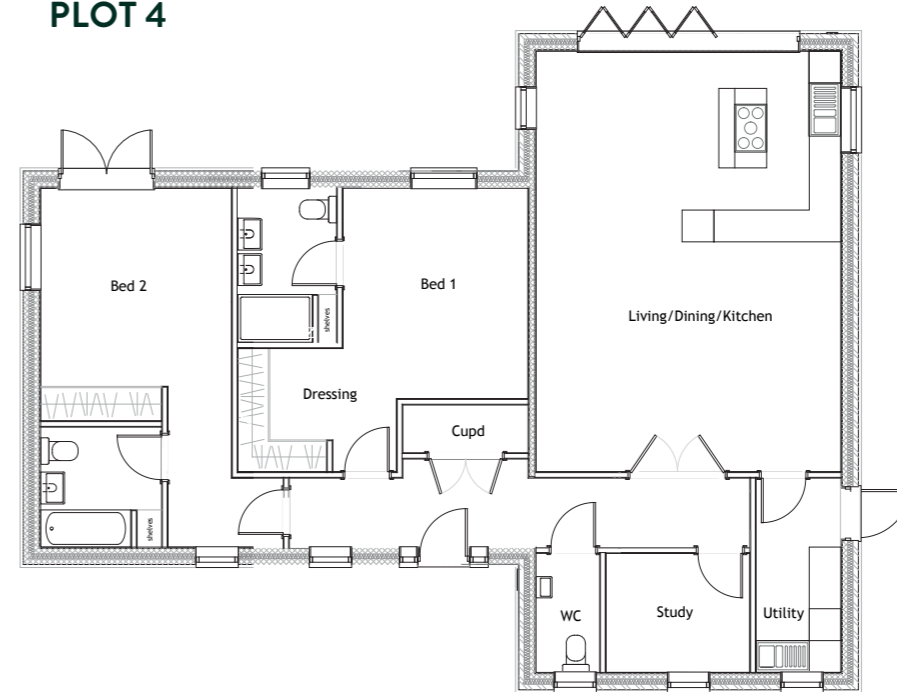


## PLOT 1 DIMENSIONS

<b>Kitchen/ Dining room</b>	18.7ft x 11.1ft	5.7m x 3.4m
<b>Living room</b>	18.7ft x 14.6ft	5.7m x 4.48m
<b>Bedroom 1</b>	18.7ft x 10.9ft	5.7m x 3.34m
<b>Bedroom 2</b>	10.7ft x 12.4ft	3.27m x 3.8m
<b>Study</b>	7.8ft x 7.4ft	2.39m x 2.28m

# THE SYCAMORE

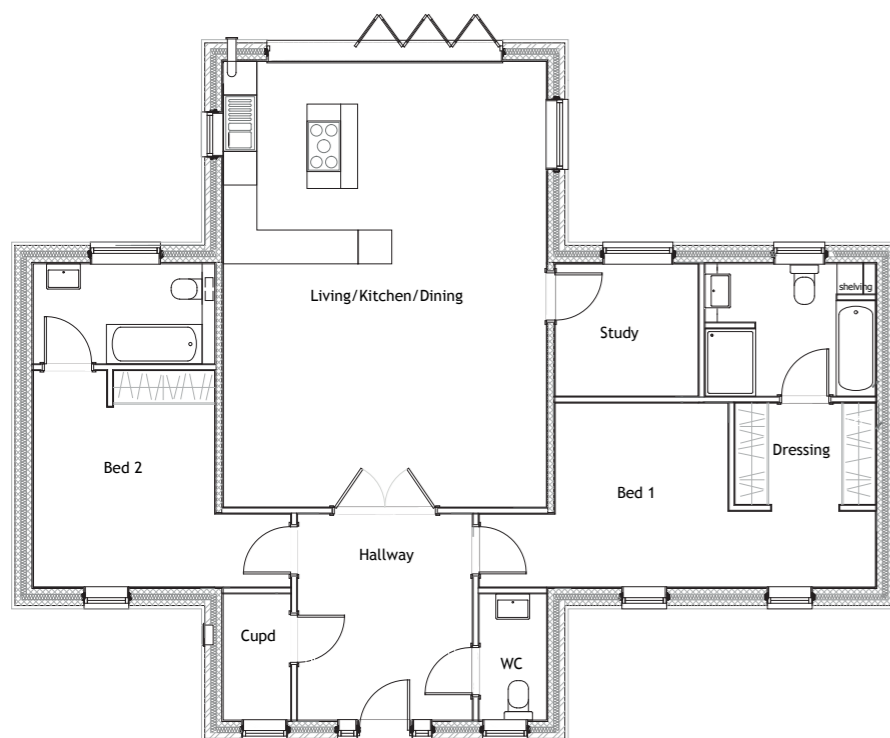
## PLOT 4



## DIMENSIONS

<b>Kitchen/Dining room</b>	18.7ft x 11.1ft	5.7m x 3.4m
<b>Living room</b>	18.7ft x 14.6ft	5.7m x 4.48m
<b>Bedroom 1</b>	12.7ft x 12.1ft	3.9m x 3.7m
<b>Bedroom 2</b>	12.4ft x 12.1ft	3.8m x 3.7m
<b>Study</b>	8.8ft x 7.4ft	2.7m x 2.28m

# THE LAUREL

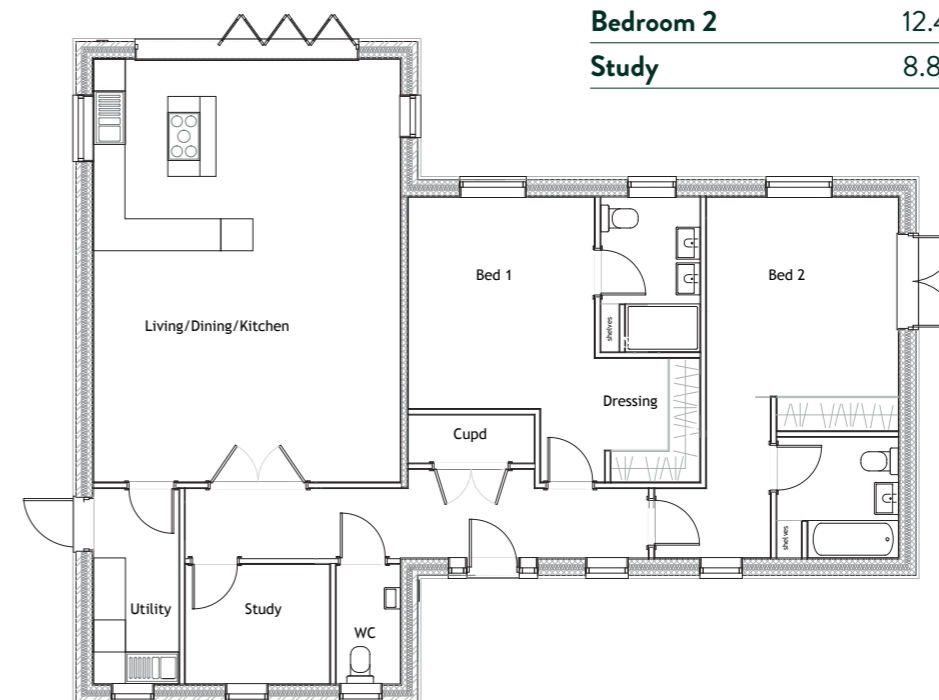


## PLOTS 2 & 3\* DIMENSIONS

<b>Kitchen/ Dining room</b>	18.7ft x 11.1ft	5.7m x 3.4m
<b>Living room</b>	18.7ft x 14.6ft	5.7m x 4.48m
<b>Bedroom 1</b>	12.1ft x 10.8ft	3.7m x 3.3m
<b>Bedroom 2</b>	10.7ft x 12.4ft	3.27m x 3.8m
<b>Study</b>	8.4ft x 7.8ft	2.59m x 2.39m

\*PLOT 2 IS A MIRROR IMAGE OF THE LAYOUT SHOWN

## PLOT 5





# SPECIFICATION

## KITCHENS

- Designer, contemporary Matt lacquered doors
- Complementary light coloured stone worktops and matching stone splashback
- 1.5 bowl undermounted stainless steel sink
- Sink tap in brushed steel
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances

## APPLIANCES

(high end range of visible appliances)

- Eye level double combi-oven with grill and microwave function
  - Induction 5 ring hob
  - Extractor hood
  - Fully integrated 70 / 30 split fridge / freezer
  - Integrated full-size dishwasher
  - Freestanding washing machine / tumbler dryer to utility room (plots 4 & 5)
  - Freestanding washing machine / tumble dryer to cupboard (plots 2 & 3)
  - Integrated washer / dryer to kitchen (plot 1)
  - Caple built in wine cooler to all homes
- Appliances to be Siemens (or equivalent) \**

## INTERNAL FINISHES

- Walls: Dulux Pure Brilliant White
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: Brilliant White
- Contemporary Chrome Ironmongery
- Contemporary luxury carpets to all bedrooms
- Amtico laid Herringbone flooring to hallway, kitchen/living/diner, study and WC
- Fitted wardrobes to bedroom 1 and 2

## CONNECTIVITY

- BT Point to living area
- Infrastructure ready for Sky Q connectivity

## HEATING

- Wet underfloor heating
- Air source heat pump heating system

## ELECTRICAL

- Chrome sockets and switches
- Low-energy downlighters throughout
- Ceiling mounted CO and heat detectors
- USB plug sockets to bedrooms, living room and kitchen

## BATHROOMS, EN-SUITES & WC'S

- White contemporary sanitaryware fitted with chrome brassware
- Tiled flooring
- Half-height Porcelanosa tiling to walls with sanitaryware fitted
- Full-height Porcelanosa tiling around bath and shower enclosures
- Single tile splash-backs to WC basins
- His and hers wash hand basin to plots 4 & 5. Single wash hand basin to plots 1-3.
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Bath sensor lighting
- Shaver socket
- Demister mirror with LED light surround

## EXTERNAL DETAILS

- LED light on a PIR sensor front and back
- UPVC windows
- Contemporary composite front door
- Front paths and rear garden paving slabs Indian Sandstone
- Landscaping to front gardens and rear gardens laid to lawn
- External tap to all plots
- EV charging point and external plug point

## GENERAL

- 10 Year New Home Warranty provided to all plots



# PERFECTLY PLACED



- Gym / Leisure Centre
- Place of Interest
- Golf Course
- Supermarket
- Park / Open Space
- School
- Bar / Pub
- Restaurant
- Place of Worship
- Overground Station



## TREE HERITAGE

NORTH ROAD, HERTFORD, SG14 2PW



2 Market Street, Hertford SG14 1BD  
[herts@lanesexclusivehomes.co.uk](mailto:herts@lanesexclusivehomes.co.uk)

01992 940955 | [lanesexclusivehomes.co.uk](https://www.lanesexclusivehomes.co.uk)

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