



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

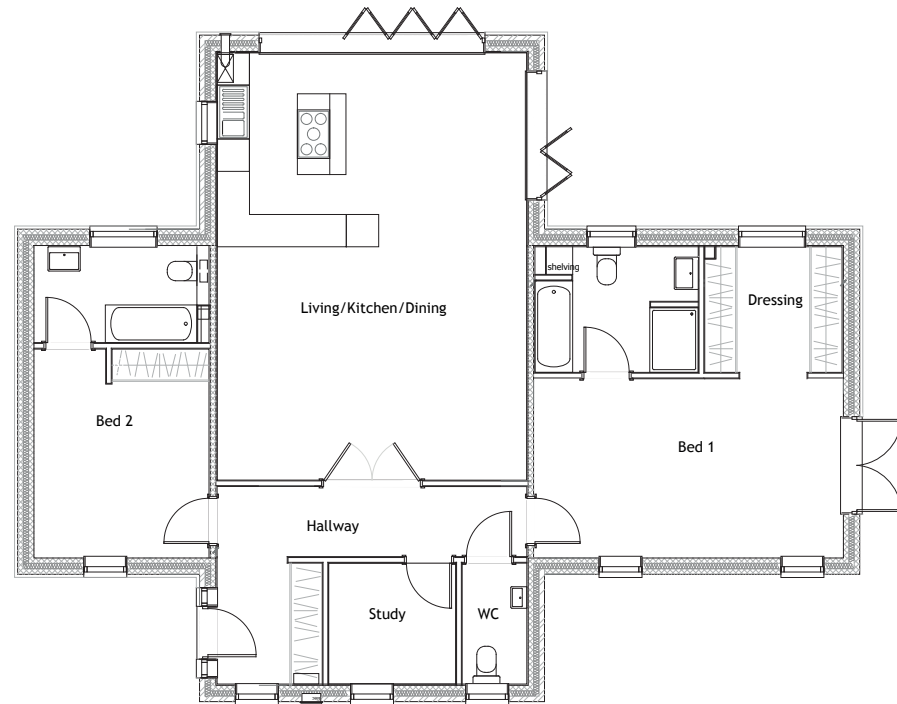
2 MINUTES - Hertford North Train Station - 0.9 miles
5 MINUTES - Hertford Town Centre - 1.5 miles



BY RAIL

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

THE WILLOW

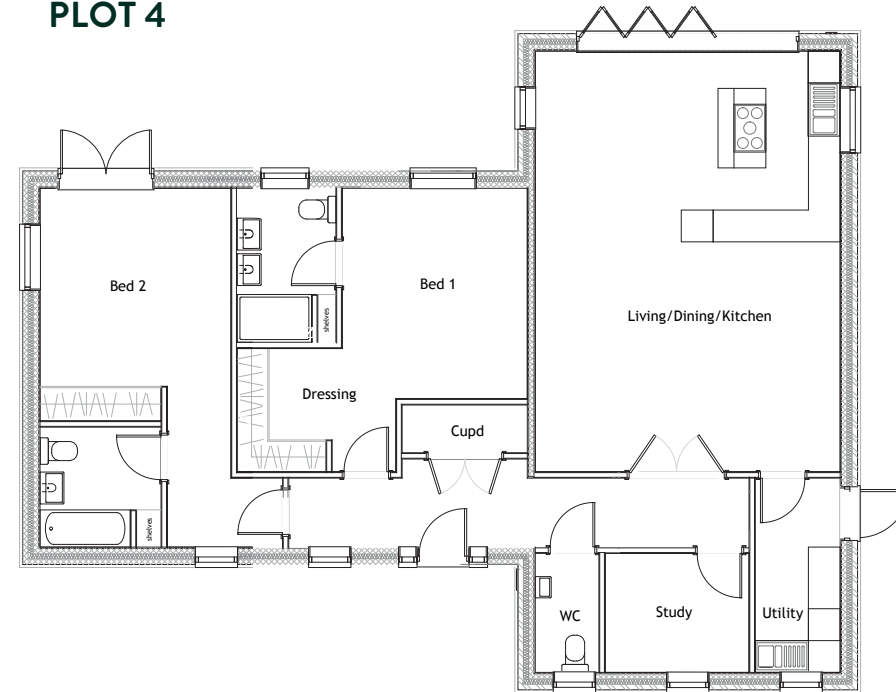


PLOT 1 DIMENSIONS

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

THE SYCAMORE

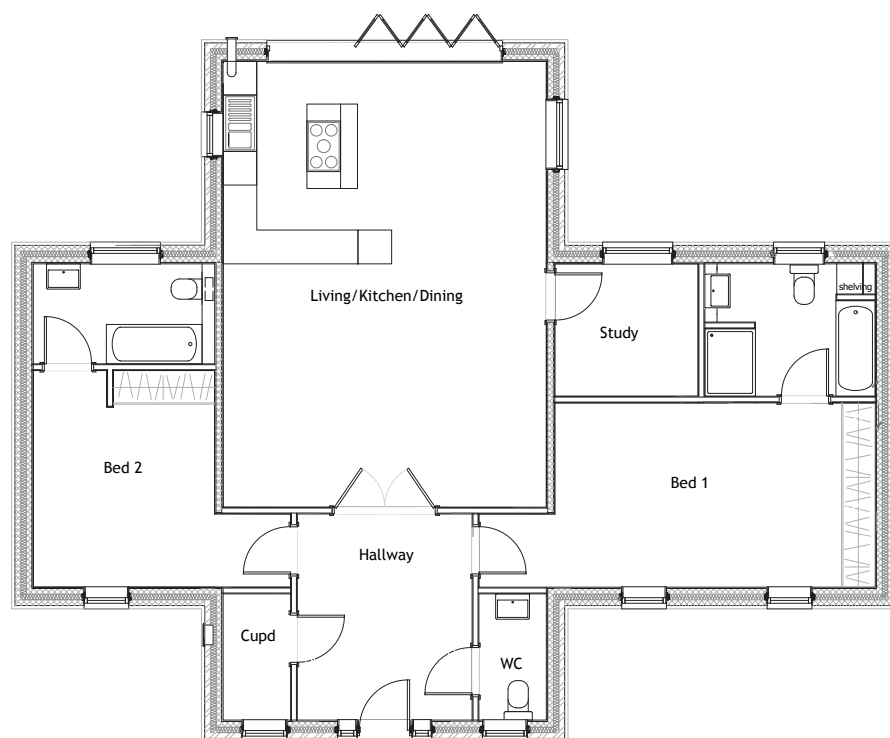
PLOT 4



DIMENSIONS

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

THE LAUREL

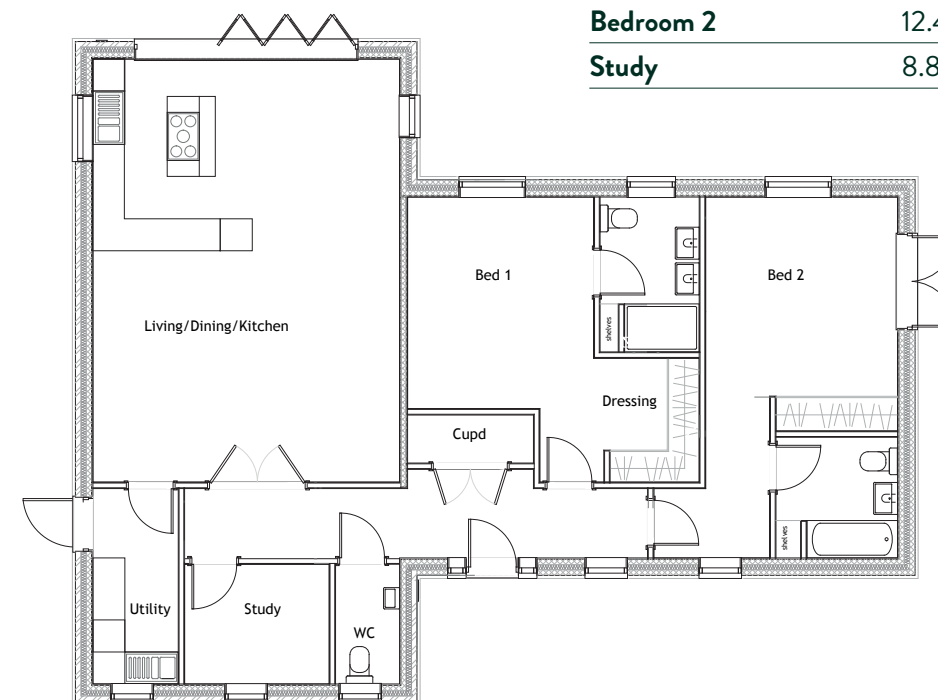


PLOTS 2 & 3* DIMENSIONS

Kitchen/ Dining room	18.7ft x 11.1ft	5.7m x 3.4m
Living room	18.7ft x 14.6ft	5.7m x 4.48m
Bedroom 1	12.1ft x 10.8ft	3.7m x 3.3m
Bedroom 2	10.7ft x 12.4ft	3.27m x 3.8m
Study	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

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