



**The Squirrels, Hertford, SG13 7UT**

## welcome to The Squirrels, Hertford

An immaculately presented four bedroom family home, situated within a delightful cul-de-sac on the ever-popular Foxholes development. Having been lovingly extended by the current owners as the property sits on a larger than average plot, The Squirrels further offers an abundance of living space, kitchen with separate utility room and pantry, downstairs cloakroom, family bathroom upstairs with en-suite accessed via the principal bedroom and wrap around gardens with private driveway to the front.



## **-Accommodation Overview-**

### **Entrance Hall:**

Stairs leading to first floor, under stairs storage cupboard.

### **Downstairs Cloakroom:**

Window to front aspect, wash hand basin, WC, fully tiled.

### **Lounge:**

17' 9" max x 11' 3" into bay (5.41m max x 3.43m into bay )  
Bay window to front aspect, double doors to diner / reception room, gas fireplace with feature surround, carpet, radiator.

### **Reception Room:**

Dual aspect windows, double glazed doors leading to garden, carpet, radiator.

### **Kitchen:**

10' 9" max x 10' 1" (3.28m max x 3.07m)  
Fitted wall and base units with work surface over, stainless steel sink unit with mixer taps over, integrated fridge, integrated dishwasher, double oven, gas hob with extractor over, eye-level oven and grill, window to rear aspect, door leading to utility room & pantry cupboard.

### **Utility Room:**

9' 6" x 5' 4" (2.90m x 1.63m)  
Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, space for washing machine, space for freezer, door leading to rear garden, door leading to pantry, window to side aspect.

### **Pantry:**

Door leading to garage.

## **-First Floor Landing-**

Loft access, airing cupboard.

### **Bedroom One:**

14' 6" max x 14' 3" max into recess (4.42m max x 4.34m max into recess)  
Window to front aspect, door leading to en-suite, integrated wardrobes, radiator.

### **En-Suite Shower Room:**

Walk in shower with wall mounted shower unit, low level WC, wash hand basin, heated towel rail, extractor fan, window to side aspect.

### **Bedroom Two:**

11' 9" max x 8' 10" (3.58m max x 2.69m )  
Window to front aspect, built in wardrobes over stairs, radiator.

### **Bedroom Three:**

11' 4" max x 9' 8" max ( 3.45m max x 2.95m max )  
Window to rear aspect, radiator.

### **Bedroom Four:**

6' 10" x 9' ( 2.08m x 2.74m )  
Window to rear aspect, radiator.

### **Bathroom:**

Three-piece suite comprising of panel enclosed bath, hidden cistern WC, wash hand basin with fitted units beneath, extractor fan, fully tiled walls, window to rear aspect, heated towel rail.

## **-Exterior-**

### **Rear Garden:**

A mature wrap around rear garden with a decking area great for seating, lawn area, flower beds and shrubs, feature pond and side access.

## **Driveway:**

Off street parking for two cars to the front of the property.

## **Converted Garage:**

13' 5" x 8' 3" ( 4.09m x 2.51m )  
Light and power.



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# Welcome to

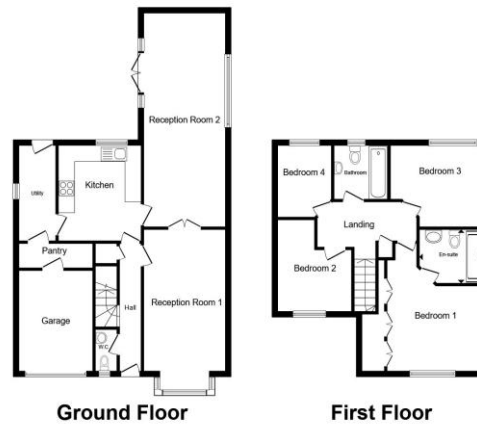
## The Squirrels, Hertford

- Four Bedroom DETACHED Family Home
- Cul-De-Sac Location
- Fitted Kitchen & Separate Utility Room
- Downstairs Cloakroom
- Wrap Around Gardens
- Situated On A Larger Than Average Plot

Tenure: Freehold

EPC Rating: C

Council Tax Band: F



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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# £875,000



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