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46 Foxes Close, Hertford, SG13 7UA

Asking Price £675,000

Tucked away in a highly sought after cul-de-sac in the Foxholes development, this extended four bedroom family home offers spacious and versatile living in the desirable SG13 catchment area.

The ground floor has a lovely flow, perfect for modern family life. There is a bright and airy lounge diner that opens out onto the garden, a stylish kitchen breakfast room with integrated Neff appliances, a separate living room, and a cosy family snug, ideal for relaxing or entertaining.

Upstairs, you will find four generously sized bedrooms. The master bedroom features a dressing area and en suite, while the main family bathroom serves the remaining rooms. There is also the added bonus of two loft spaces providing excellent storage.

Outside, the property offers off street parking for two cars and a beautifully landscaped rear garden with a patio and raised lawn, a great private space to unwind or host guests.



Entrance Hall

4'1 x 2 (1.24m x 0.61m)

Lounge / Diner

22'8 x 10'2 max (6.91m x 3.10m max)

Kitchen breakfast Room

20'4 x 9'1 max (6.20m x 2.77m max)

Dining Room

10'2 x 10 max (3.10m x 3.05m max)

Sung

11'6 x 6'8 (3.51m x 2.03m)

First Floor

Master Bedroom

20'3 max x 10'3 max (6.17m max x 3.12m max)

En-Suite

Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)

Bedroom Three

9'6 x 8'2 (2.90m x 2.49m)

Bedroom Four

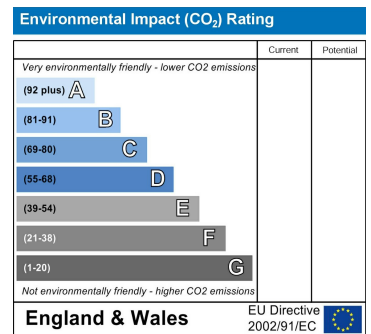
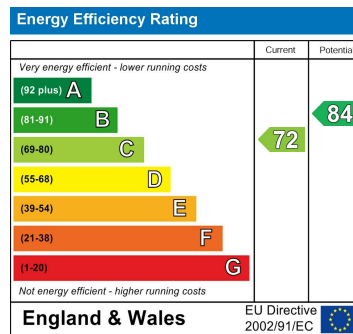
8'1 x 7'7 (2.46m x 2.31m)

Family Bathroom

Outside Space

Off Street Parking

Rear Garden with Side Access



Floor 0



Floor 1

Approximate total area⁽¹⁾

1297 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

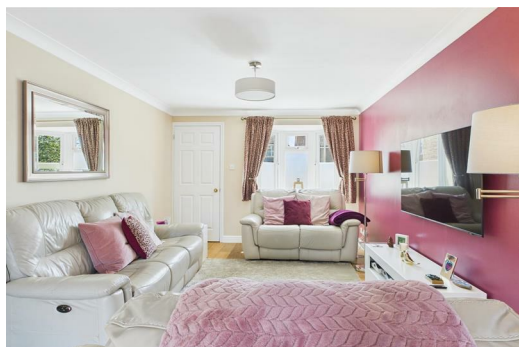
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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