



SIMPLY HOMES

Primrose Drive

Hertford SG13 7TG

Price Guide £535,000



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Primrose Drive - An exceptionally well presented three-bedroom, end-terrace family home located within a quiet cul-de-sac on the popular Foxholes development.

Enter via the covered porch into the entrance hallway with laminate flooring, leading to the cloakroom with front aspect window. The kitchen comprises of a range of base and eye level units, fitted appliances and a front aspect window. To the extending living/dining room, offering large amounts of light and airy accommodation, a perfect recreational space. A set of bi-fold doors lead out to the rear garden.

To the spacious first floor landing, where there are two good-sized double bedrooms, each with their own fitted wardrobes. There is also a further third bedroom, currently serving as a home office with additional storage. The three bedrooms are served by a well finished family bathroom.

The exterior of the property to the rear compromises of a lovely low-maintenance rear garden with patio entertainment area and laid-to artificial grass. The garden also benefits from exterior lighting, garden shed and external door leading to the garage. The front of the property consists of a further low-maintenance front garden and off-street parking for three cars.

Hertford town is notorious for its excellent choice of local schools, both primary and secondary. Sports/recreational requirements are well catered for, including recently refurbished Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford also benefits from two (North/East) mainline stations to London.





- Summary -

- Ground Floor -

Hallway

Kitchen

9'9" x 9'9" (2.98m x 2.99m)

Cloakroom/WC

Dining Room

14'11" x 14'9" (4.56m x 4.51m)

Living Room

13'8" x 9'9" (4.19m x 2.99m)

- First Floor -

Landing

Bedroom One

14'5" x 8'10" (4.40m x 2.70m)

Bedroom Two

11'3" x 7'10" (3.44m x 2.41m)

Bedroom Three

10'2" x 6'6" (3.12m x 2.00m)

Family Bathroom

- Exterior -

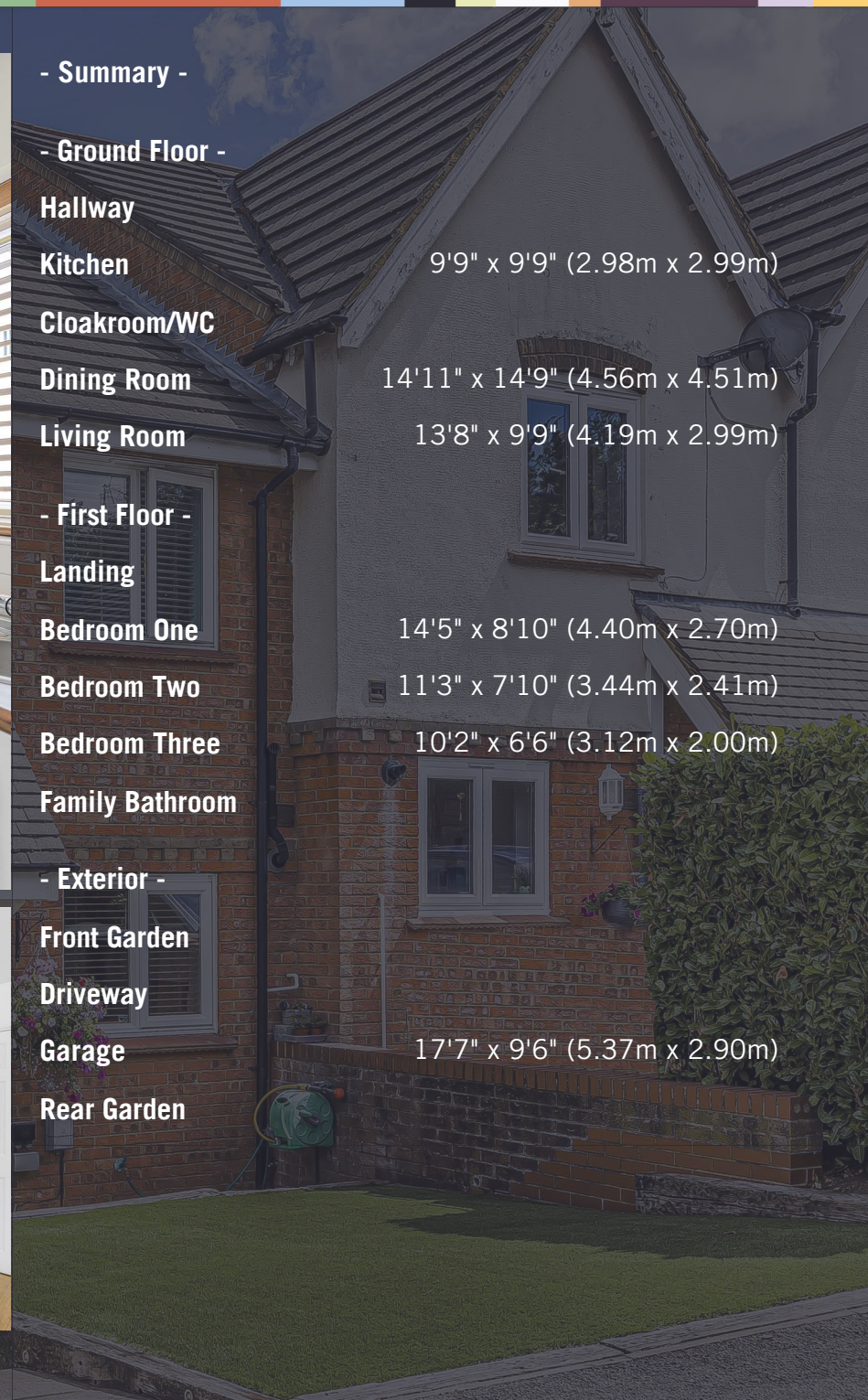
Front Garden

Driveway

Garage

17'7" x 9'6" (5.37m x 2.90m)

Rear Garden





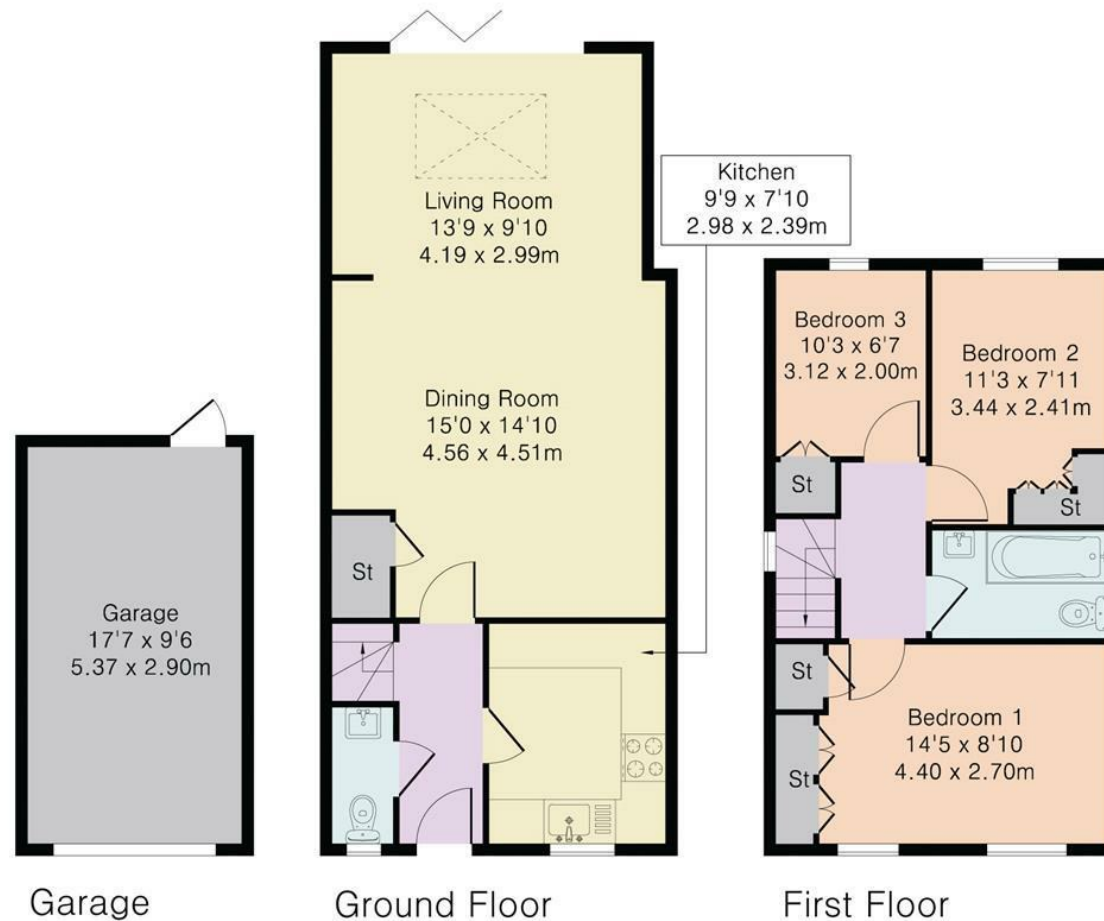


Approximate Gross Internal Area 1053 sq ft – 98 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 168 sq ft – 16 sq m





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