



33, The Copse, Hertford  
SG13 7TX

Guide Price £450,000



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## 33 The Copse, Hertford, SG13 7TX

This well-presented three-bedroom terrace sits in a quiet cul-de-sac on the popular Foxholes development.

The ground floor includes a covered porch leading into a hallway with a cloakroom/WC. The kitchen features modern white units, integrated appliances, and a front-facing window. At the rear, the bright living and dining area offers an open and comfortable space with French doors opening to the garden and a useful storage cupboard under the stairs.

Upstairs are two good-sized double bedrooms to the front and rear, along with a third bedroom. A stylish, fully tiled bathroom completes the first floor.

Outside, the rear garden includes a decked seating area, lawn, timber shed, and gated access. Beyond the gate are two allocated parking spaces positioned directly behind the house.

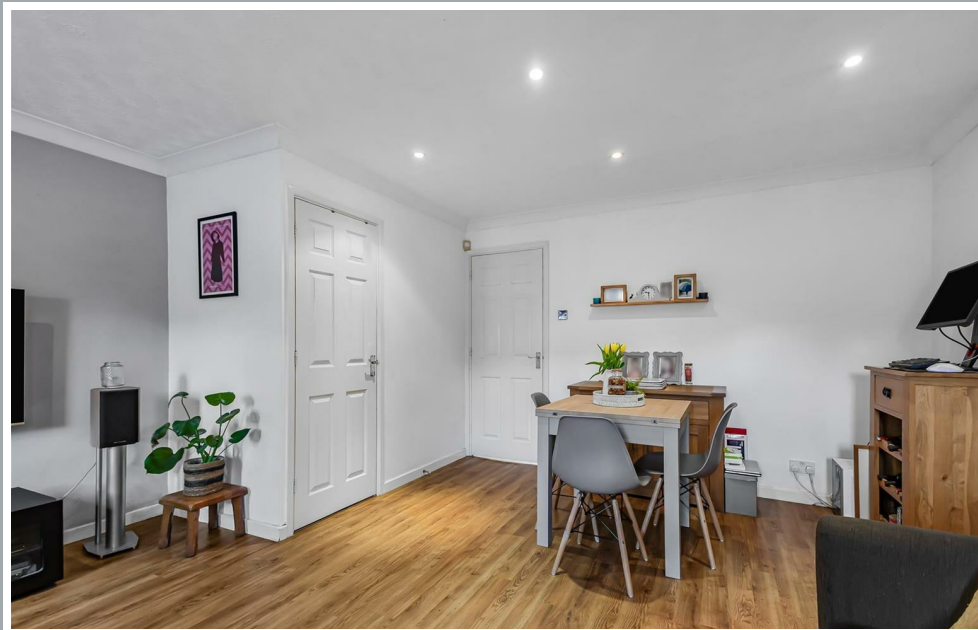
Foxholes is a sought-after residential area known for its peaceful surroundings, green spaces, and proximity to Hertford's excellent schools, cafés, and leisure facilities. Hertford East and North stations both offer direct routes into London.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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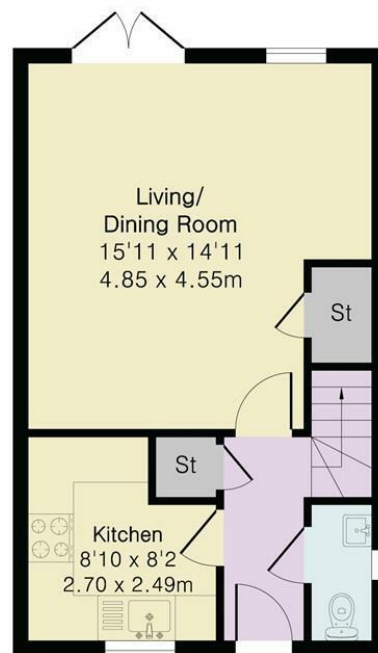


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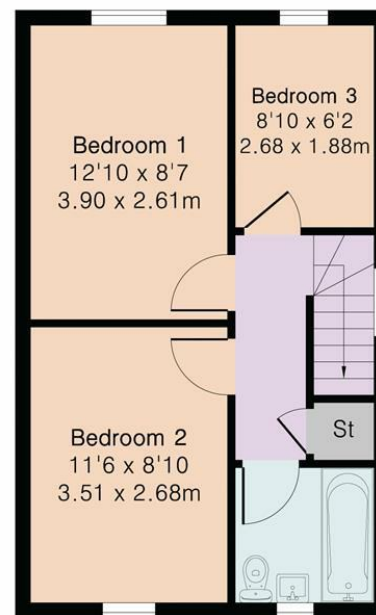
**Approximate Gross Internal Area 750 sq ft - 70 sq m**

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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