

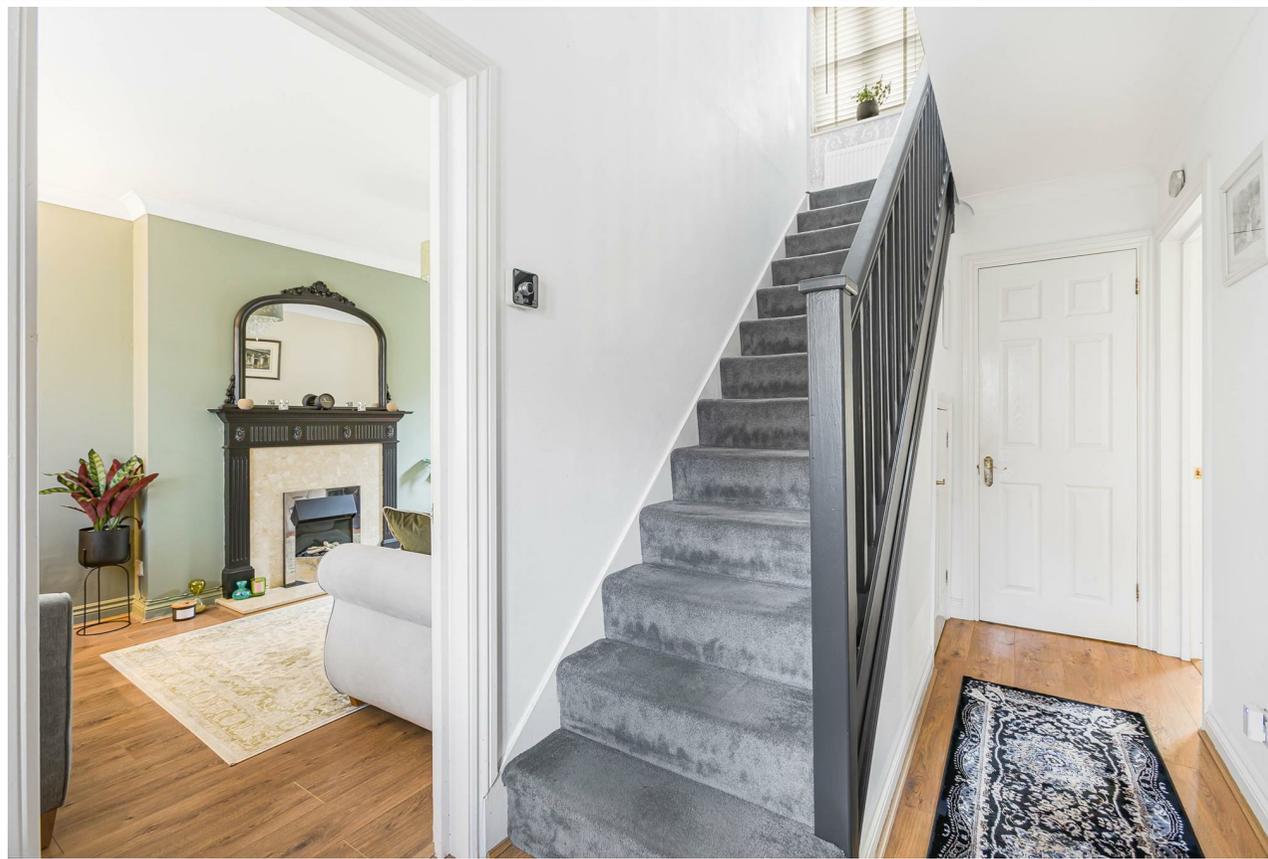


33, Martins Drive, Hertford  
SG13 7TA

Offers In Excess Of £700,000



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## 33 Martins Drive, Hertford, SG13 7TA

A beautifully remodelled & extended 4 bedroom detached family home, nestled within a popular cul-de-sac road on the popular Foxholes development offering spacious, modern living, boasting approximately 1,560 sq. ft. of beautifully presented accommodation.

The ground floor features a welcoming entrance hall with downstairs WC, 2 original reception rooms, and a superb extended kitchen/dining area. In addition, there is a guest bedroom complete with an ensuite shower room, providing excellent flexibility for visitors or multi-generational living.

On the first floor, there are 2 generous bedrooms (formerly 3) and a large family bathroom. The property also benefits from a loft conversion, creating an impressive open-plan bedroom.

Externally, the home enjoys ample driveway parking for 4/5 vehicles and an attractive, unoverlooked rear garden.

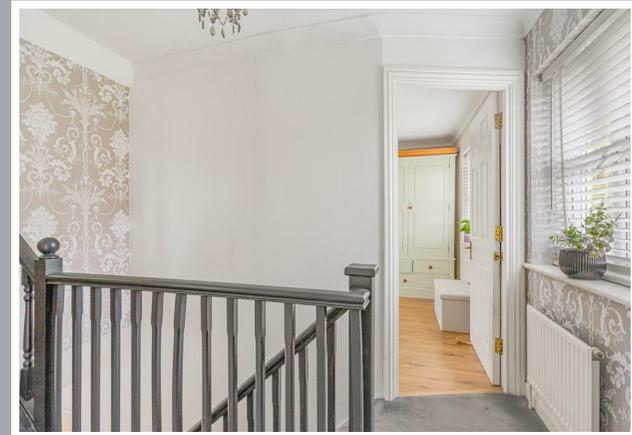
Situated within a popular Foxholes cul de sac, the property is ideally located for access to both the A10 and A414 trunk roads which connect to the A1(m) and M25. Hertford town centre is approximately 1.5 miles away providing a wide variety of shops, restaurants and mainline stations serving London, along with a choice of excellent schooling for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

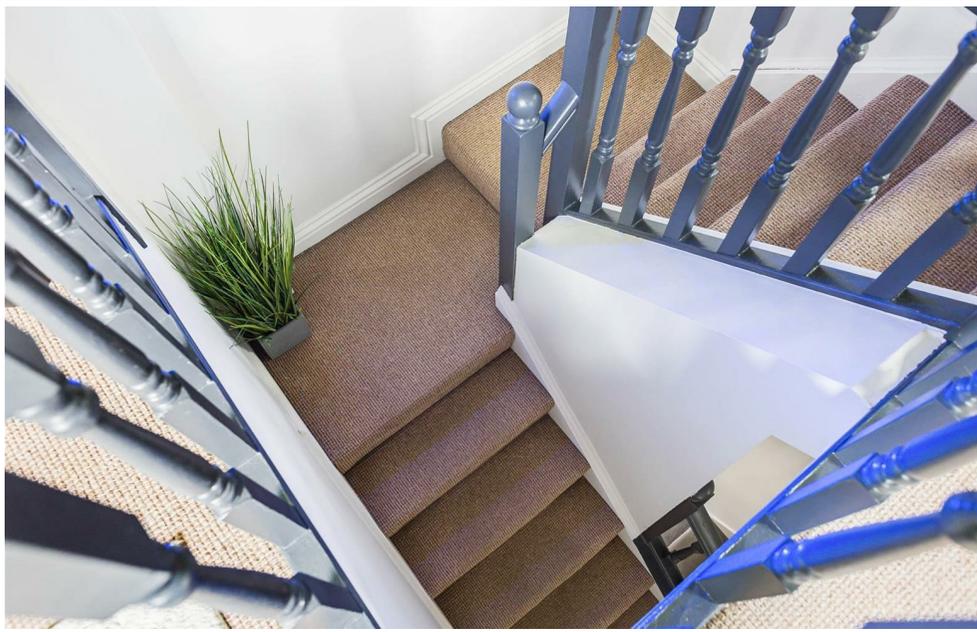


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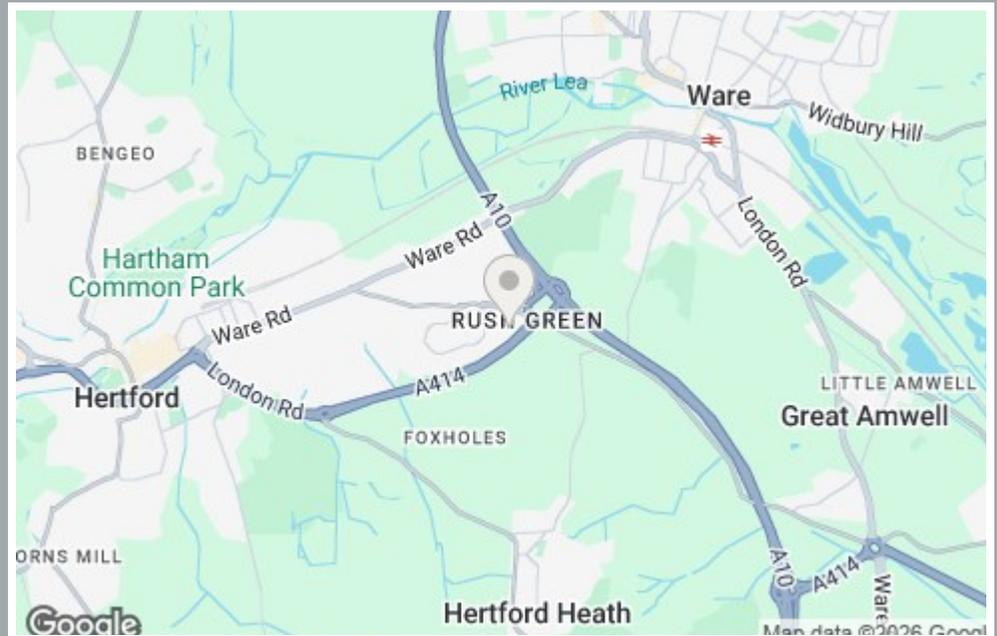


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## Approximate Gross Internal Area 1537 sq ft - 142 sq m

Ground Floor Area 770 sq ft – 71 sq m

First Floor Area 455 sq ft – 42 sq m

Second Floor Area 312 sq ft – 29 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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