



3, Martins Drive, Hertford  
SG13 7TA  
£632,500



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### 3 Martins Drive, Hertford, Herts, SG13 7TA

A well maintained and extended four-bedroom detached home, set within a sought-after cul-de-sac on the ever popular Foxholes development. Arranged over two floors, the property offers a welcoming entrance hallway, ground floor cloakroom, extended living room, dining room and modern kitchen/breakfast room. Upstairs, there are four generously sized bedrooms, including a master suite with en-suite shower room, along with a well-appointed family bathroom. Outside, the home benefits from off-street parking with a driveway for two cars, a garage, and a secluded private rear garden, perfect for relaxing or entertaining.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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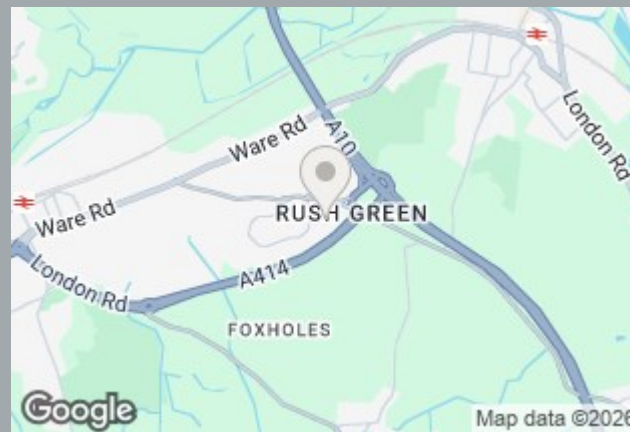




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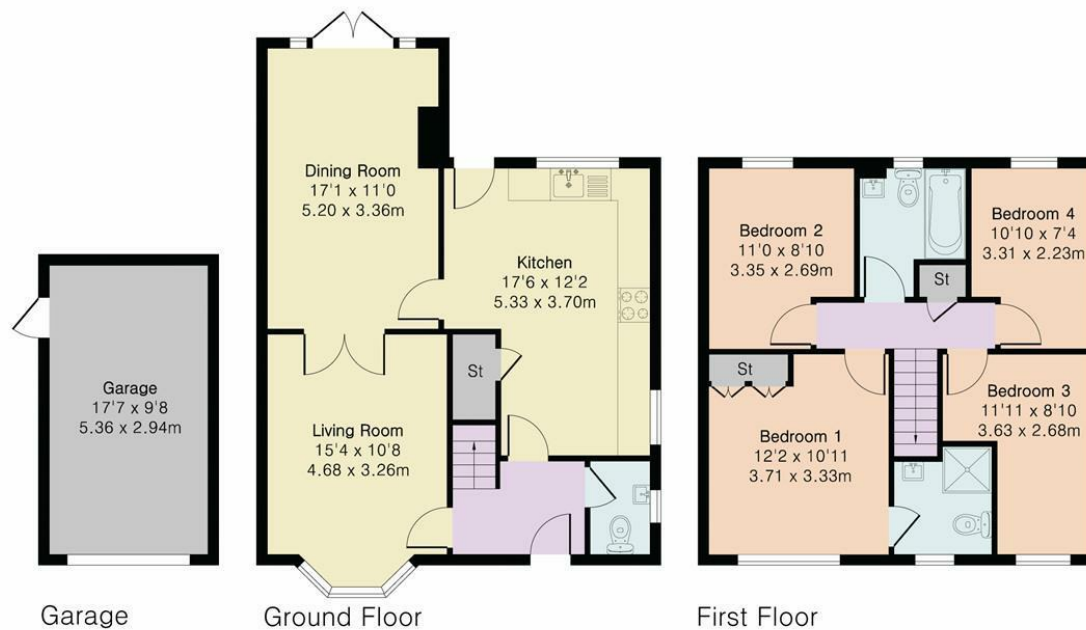
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**Approximate Gross Internal Area 1178 sq ft - 110 sq m  
(Excluding Garage)**

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 546 sq ft – 51 sq m

Garage Area 170 sq ft – 16 sq m



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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