



7, Martins Drive, Hertford  
SG13 7TA  
Offers In Excess Of £650,000



[stevenoates.com](http://stevenoates.com)



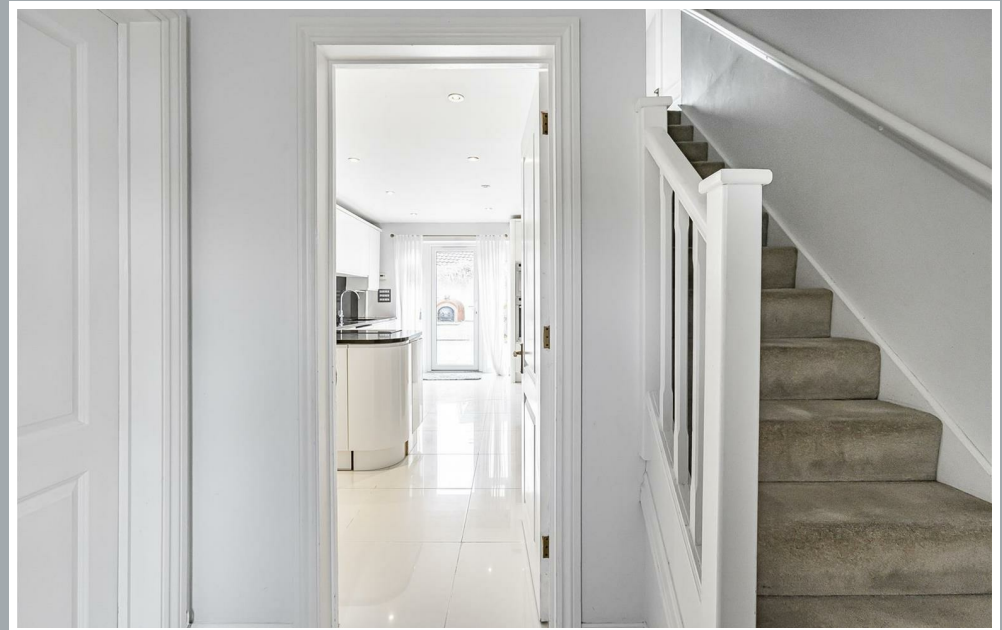
## 7 Martins Drive, Hertford, Herts, SG13 7TA

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this immaculate four/five bedroom link-detached house situated in a popular cul-de-sac on the ever popular Foxholes development. The house has been extended and improved to a high specification throughout. Arranged over two levels, the house comprises of a spacious entrance hallway, ground floor cloakroom, living room, dining room, kitchen/breakfast room, conservatory and utility room. There is also access to a family room / bedroom 5 with its own en-suite shower room. On the first floor, there are four bedrooms and family bathroom. The master bedroom has its own en-suite shower room. Externally, there is off street parking and a secluded private 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.



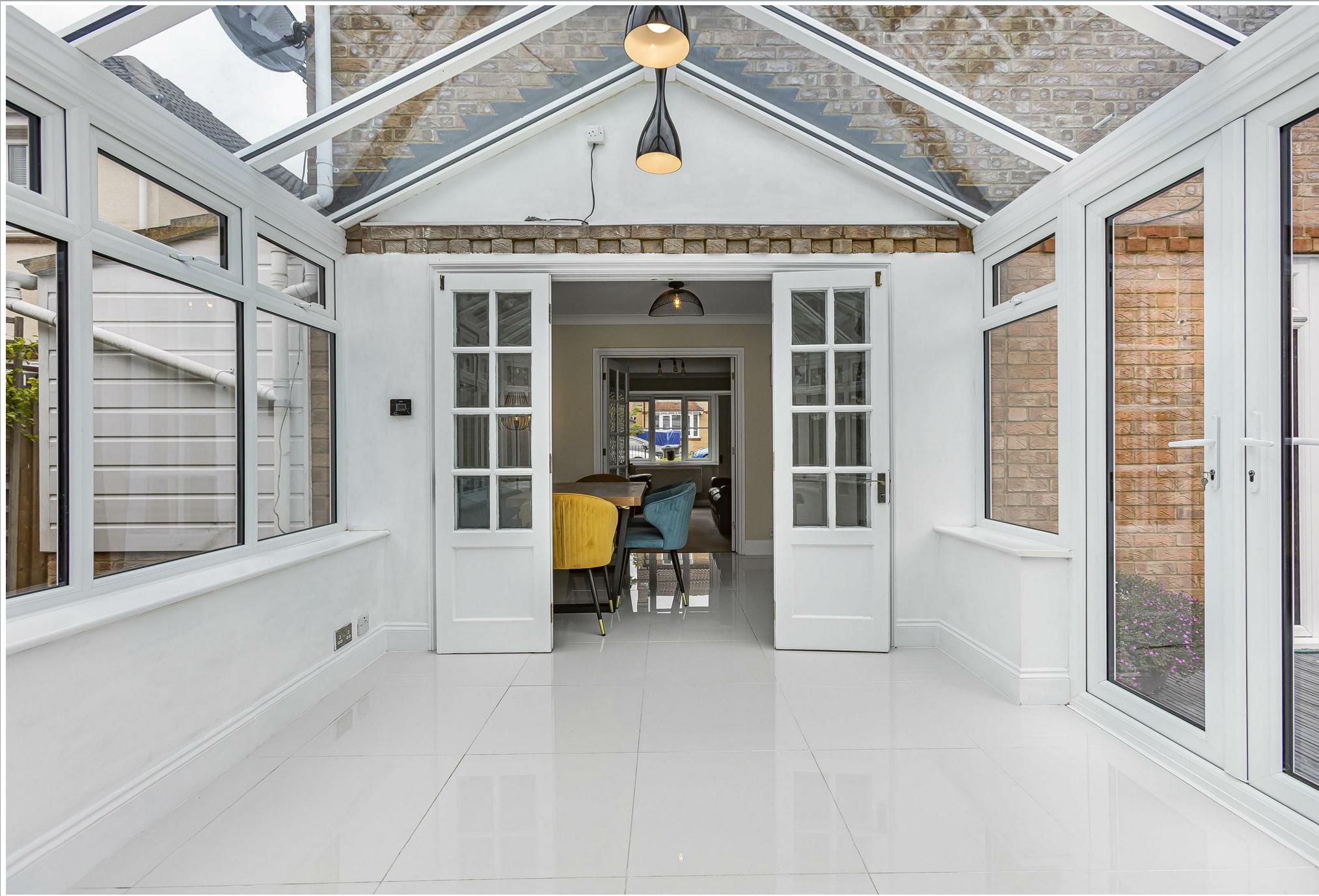
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

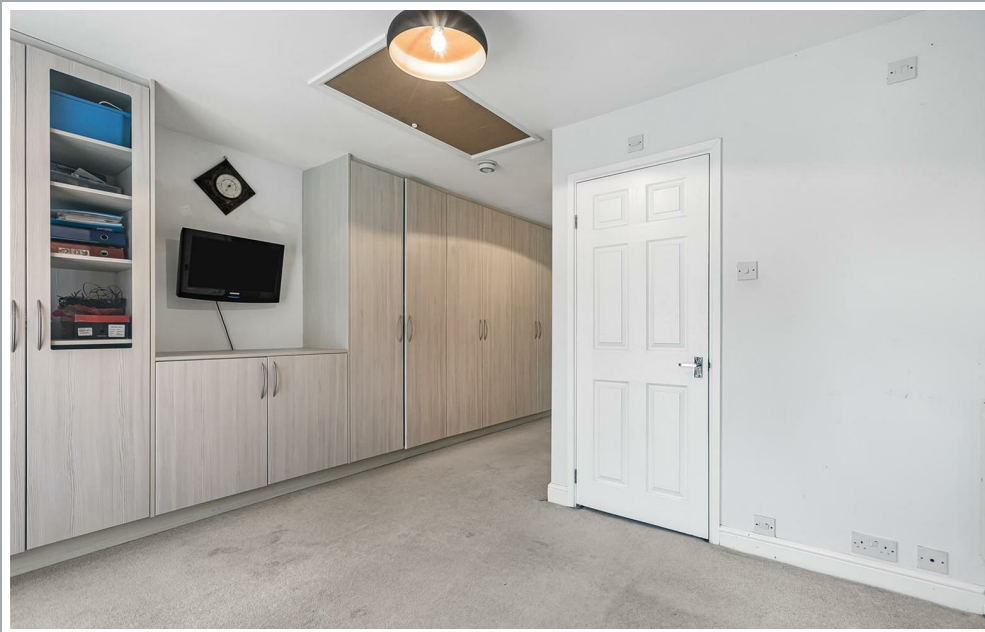


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

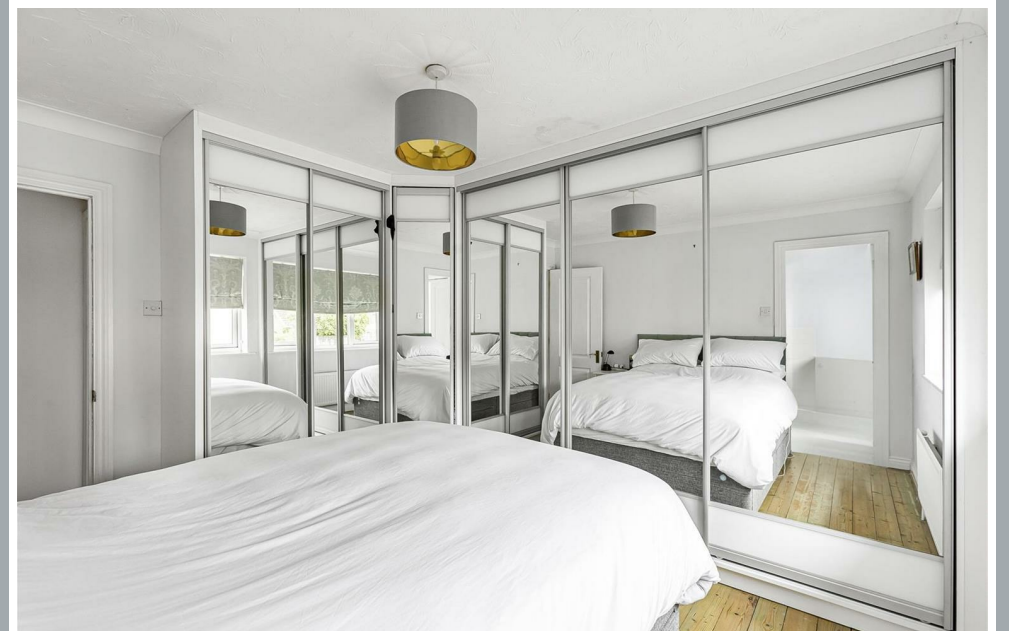


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY

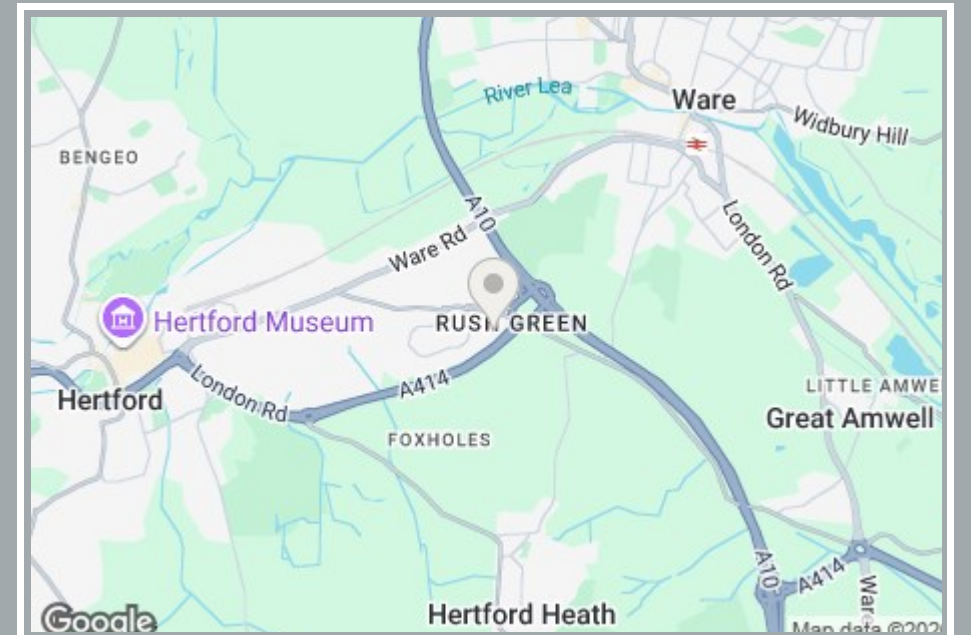


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 1471 sq ft - 137 sq m**

Ground Floor Area 966 sq ft – 90 sq m

First Floor Area 505 sq ft – 47 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.



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.



[stevenoates.com](http://stevenoates.com)