



15, Cotton Drive, Hertford  
SG13 7SU  
Asking Price £395,000



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## 15 Cotton Drive, Hertford, Hertfordshire, SG13 7SU

A deceptively spacious 3 bedroom family home perfectly situated for easy access to Hertford Town Centre & A10. This property is a perfect family home and comprises of a spacious entrance hall, downstairs wc, a good sized kitchen/diner and large living room. On the first floor, there are 3 generously sized bedrooms and a modern family bathroom. The property is complimented by a private rear garden. Viewing highly recommended.

Situated within the 'Pinehurst development' in a cul de sac location, the property is only a short drive from the A10 which connects to the M25 and London to the south and Cambridge to the north. Hertford town centre is less than 1.4 Miles away and provides an excellent choice of shops, restaurants and coffee shops, along with Hertford East station which offers regular services to London's Liverpool Street. Also the property is within the sought after 'SG13' postcode for preferred schooling catchments. Within the Pinehurst Development there is also a local convenience store and children's park which is within close proximity of the property.



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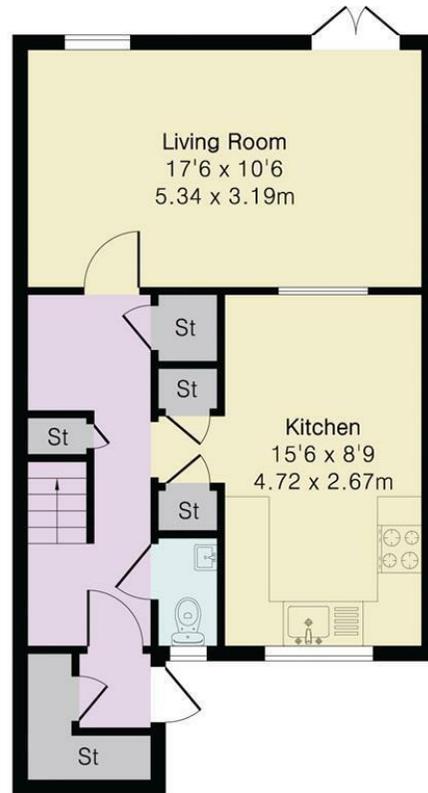


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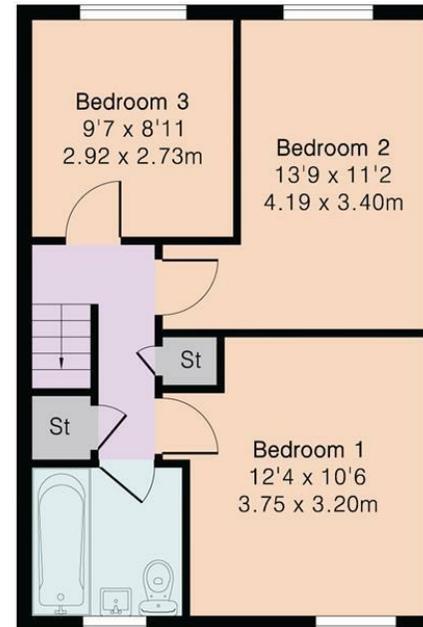
**Approximate Gross Internal Area 953 sq ft - 89 sq m**

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor

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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