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A better home  
moving experience



49 Foxes Close  
Hertford, SG13 7UA

Price Guide £400,000



## 49 Foxes Close

Hertford, SG13 7UA

**CHAIN FREE** - Situated within the popular Foxholes development in Hertford, this well-presented end-terrace home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a well-established residential setting. The property benefits from allocated parking and a private rear garden, combining practicality with comfortable modern living.

The ground floor accommodation is bright and welcoming, centred around a spacious living/dining room that provides ample room for both relaxation and entertaining. This space flows seamlessly into a conservatory, creating a versatile additional reception area with pleasant views over the garden and direct access outside. A well-appointed kitchen sits to the front of the property, offering a range of units and work surfaces.

Upstairs, the property comprises two bedrooms, including a generous principal bedroom and a further well-proportioned second bedroom, ideal as a guest room, nursery, or home office. These are served by a modern family bathroom.

Externally, the rear garden offers a private and manageable outdoor space, perfect for enjoying the warmer months, while the allocated parking provides added convenience.

The Foxholes development is a popular residential area on the outskirts of Hertford, offering a quieter setting while still being within a short drive of the town centre, its range of amenities, and two mainline stations providing links into London.

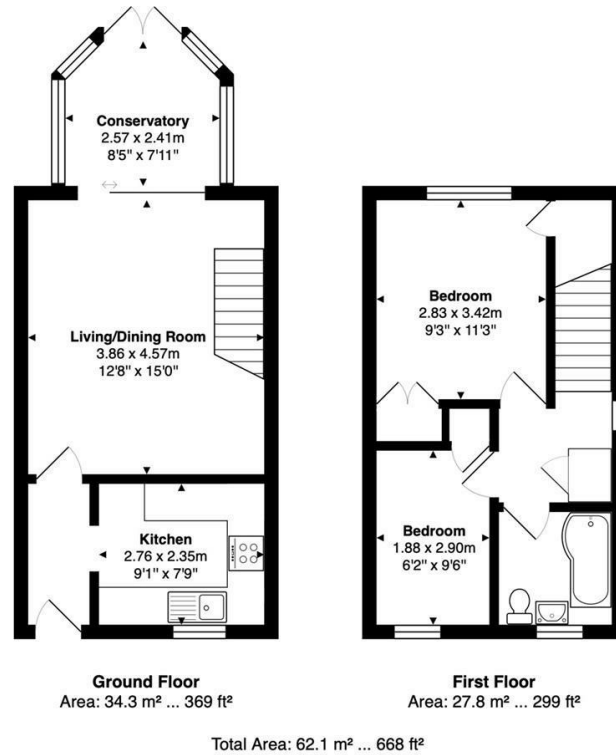




- End-terrace two bedroom home situated within the popular Foxholes development
- Allocated parking space
- Spacious living/dining room ideal for entertaining
- Conservatory providing additional reception space
- Well-appointed kitchen with ample storage and work surfaces
- CHAIN FREE
- Modern family bathroom
- Private and manageable rear garden



## Floor Plan

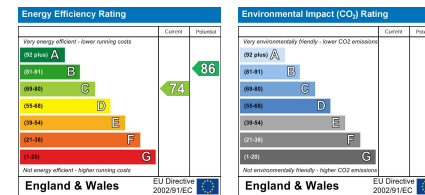


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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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