



28, The Elms, Hertford  
SG13 7UX  
Asking Price £600,000



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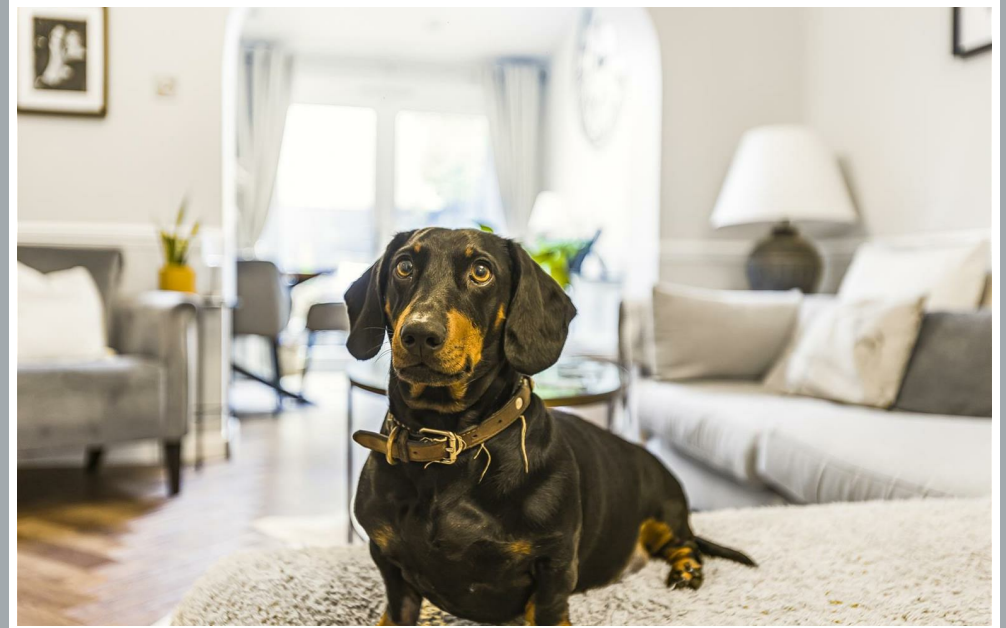
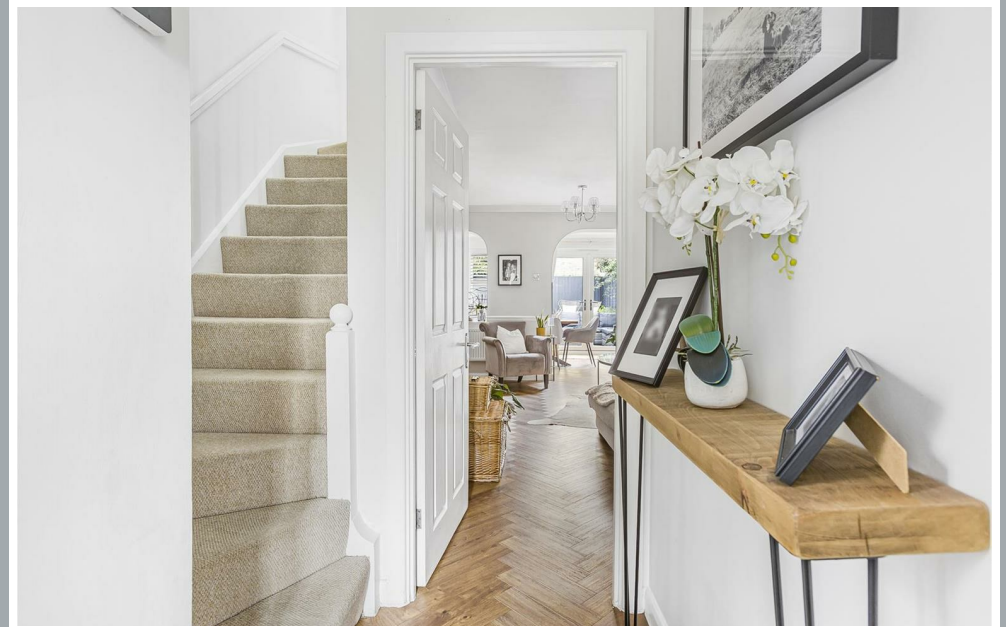
## 28 The Elms, Hertford, Herts, SG13 7UX

Steven Oates are delighted to offer this extended three bedroom semi detached family home located within a popular Foxholes cul-de-sac location. The property is beautifully presented and is arranged over two levels with further scope for extension (STPP). Benefits include: off street parking, modern en-suite shower room to the master bedroom, ground floor cloakroom, two reception rooms with further family room, modern family bathroom and secluded rear garden. Internal viewing recommended.

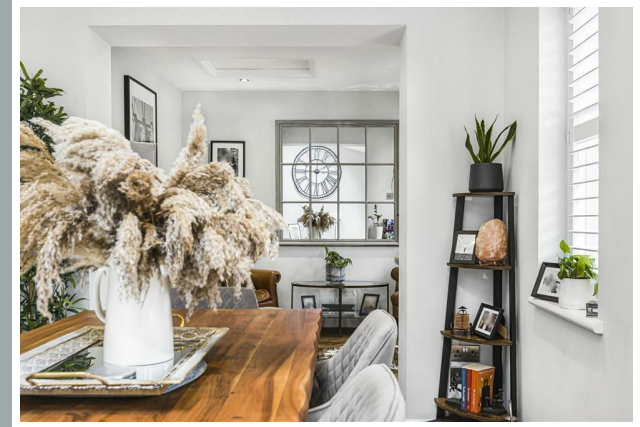
Located within one of Foxholes most sought after turning, the property is ideally situated for Hertford's favoured SG13 schooling. Hertford town centre is less than 2 miles away and provides an excellent choice of shops, coffee shops and restaurants along with two mainline train stations which serve London.



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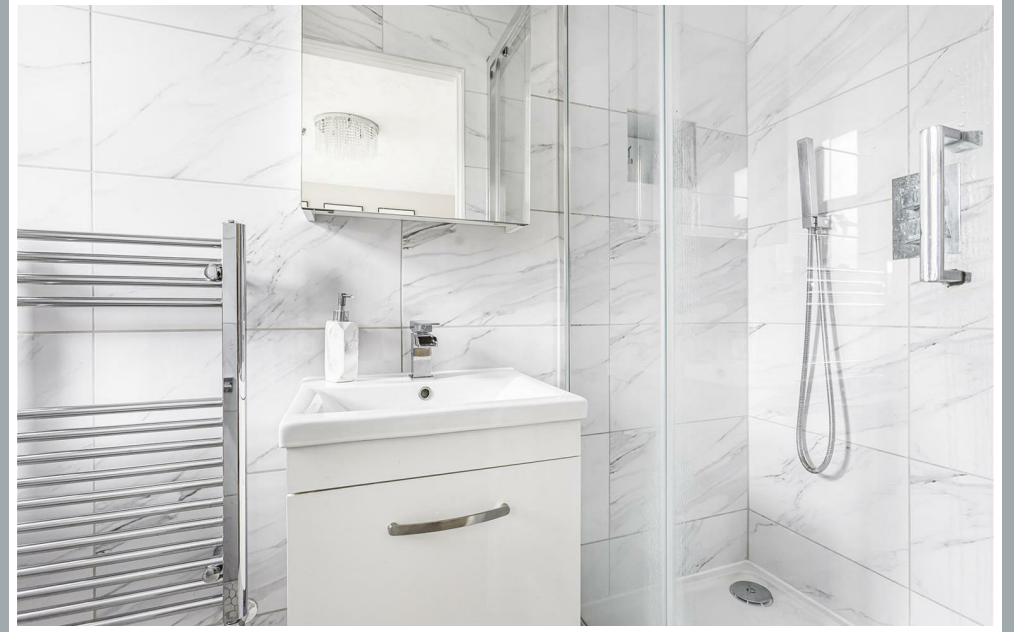
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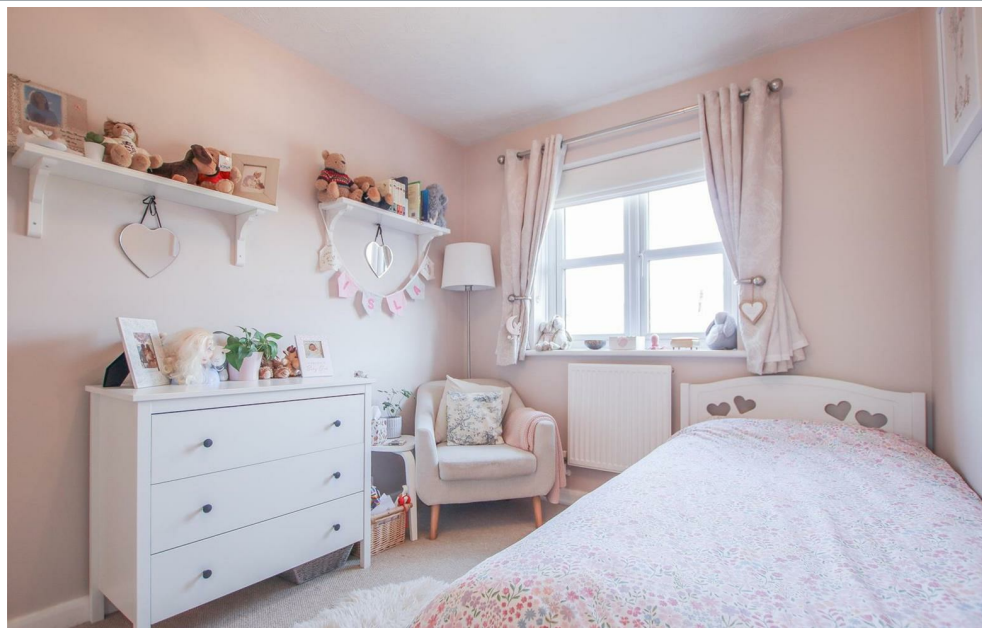
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**Approximate Gross Internal Area 1101 sq ft - 103 sq m**

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 416 sq ft – 39 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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