

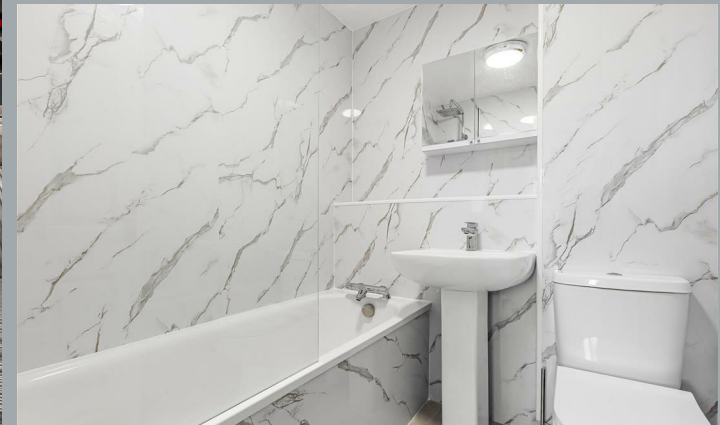


49, Primrose Drive, Hertford  
SG13 7TG  
Offers In Excess Of £529,000



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PRIMROSE  
DRIVE



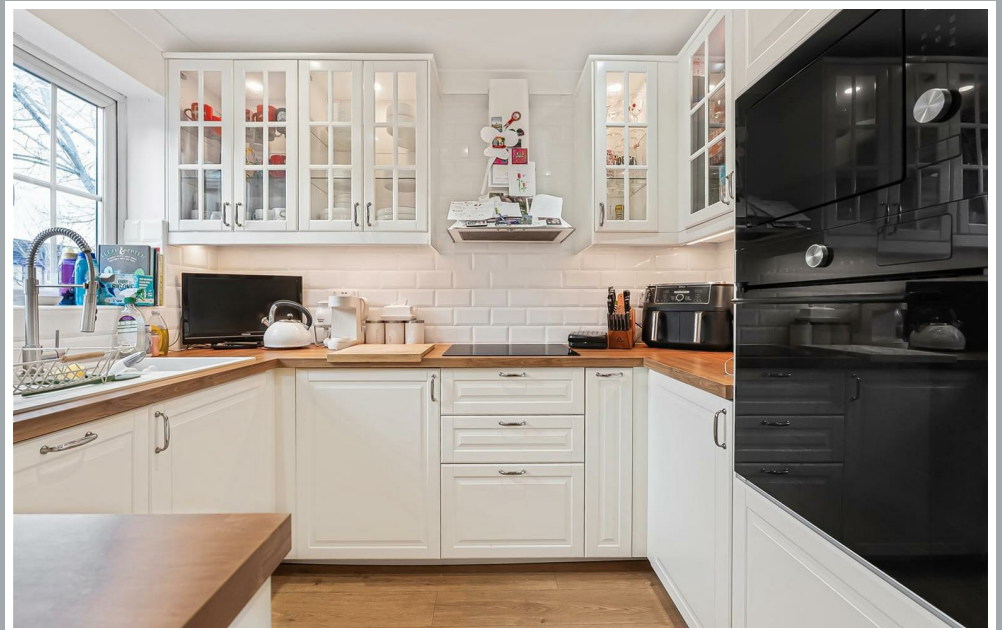
## 49 Primrose Drive, Hertford, Hertfordshire, SG13 7TG

A well-presented three bedroom end-of-terrace home located on the ever-popular Foxholes development, conveniently positioned for Hertford town centres multiple amenities and London's transport links. Set on a generous corner plot, the property offers scope for extension (STPP) and one of the largest gardens on the development. Accommodation on the ground floor, includes a lounge, kitchen/diner and conservatory. On the first floor, there are three bedrooms, modern fitted family bathroom and en-suite to main bedroom. Externally, there is a mature South-West-facing garden, two allocated parking spaces and a garage with power and lighting. Internal viewing is highly recommended.

Located within this rarely available and high sought after Foxholes cul de sac, 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 1.5 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. Primrose Drive is a short distance from the favoured SG13 schooling to include Simon Balle Primary & Secondary, Richard Hale and Presdales.



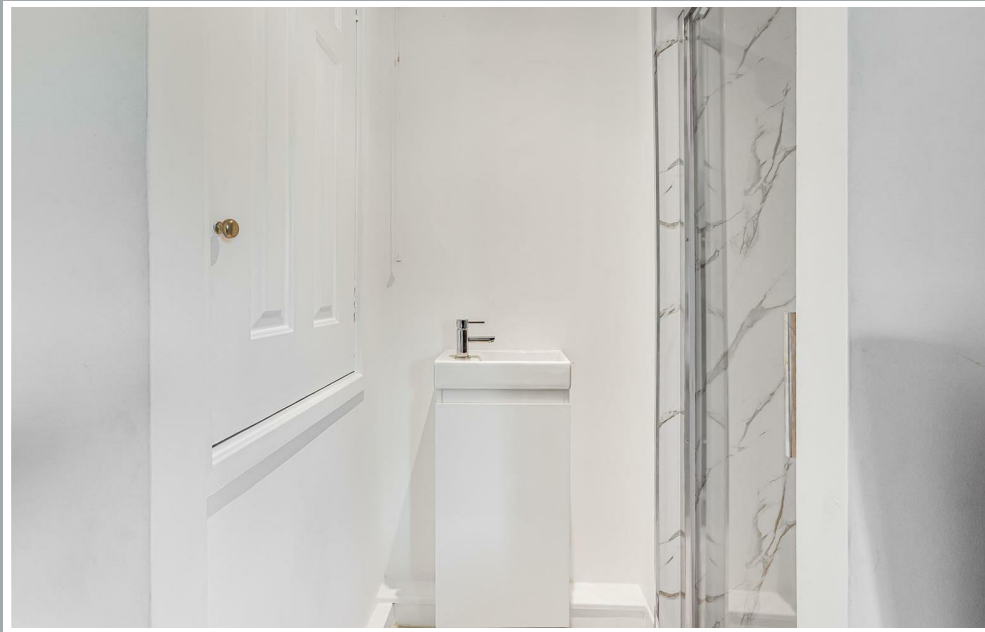
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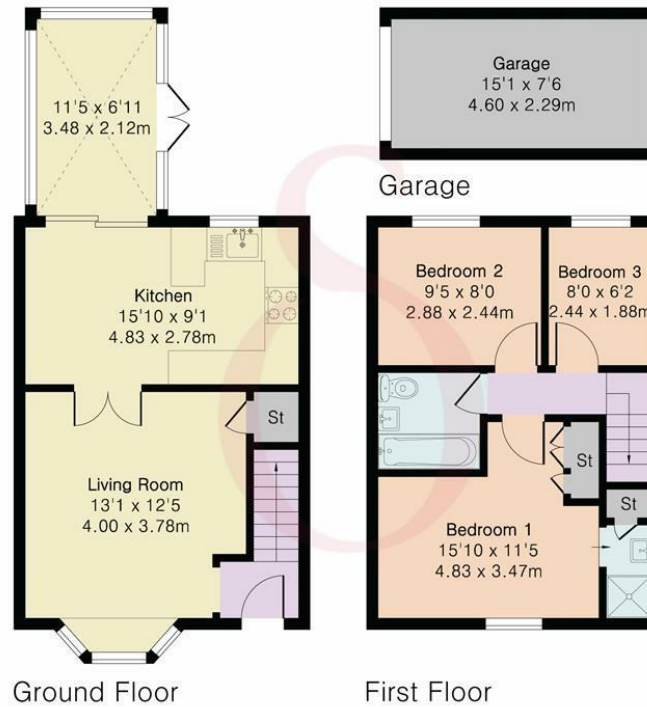
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**Approximate Gross Internal Area 812 sq ft - 75 sq m  
(Excluding Garage)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 359 sq ft – 33 sq m

Garage Area 113 sq ft – 11 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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