



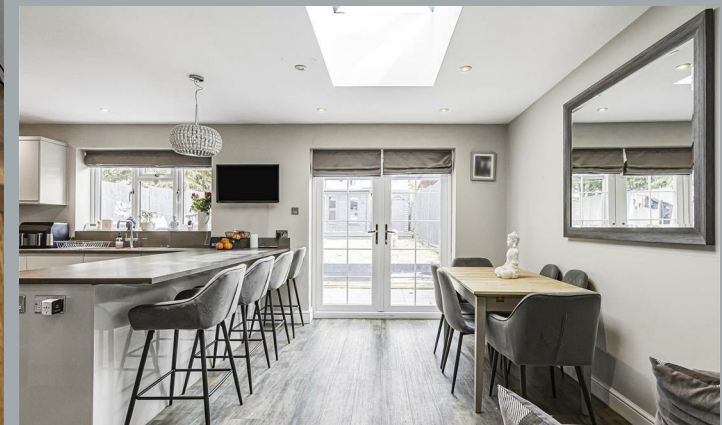
13, Foxholes Avenue, Hertford

SG13 7JG

Offers In Excess Of £635,000



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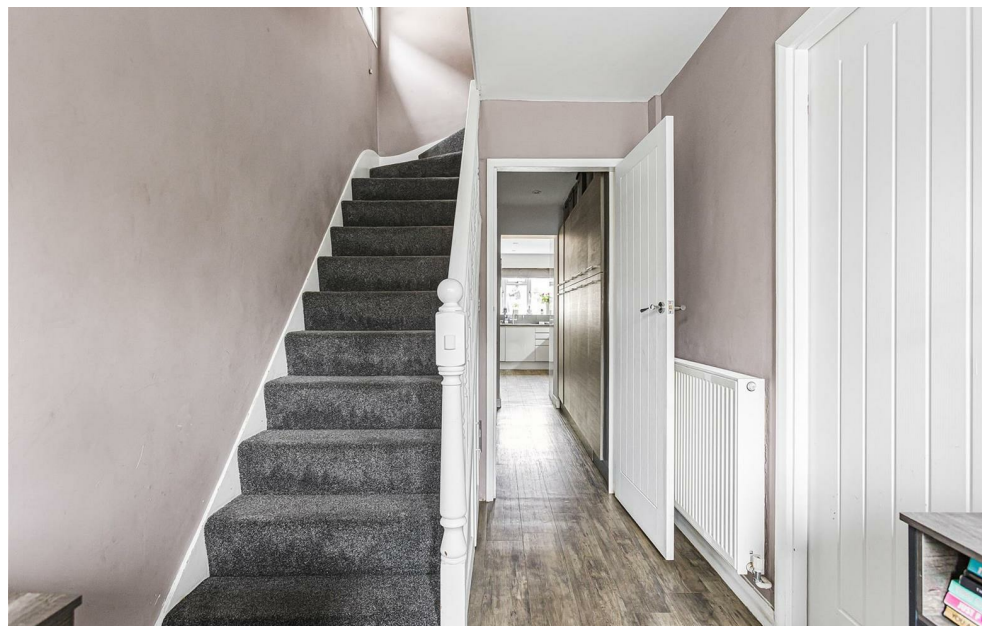
13 Foxholes Avenue, Hertford, Herts, SG13 7JG

A spacious and extended four-bedroom end-of-terrace home, ideally situated in a popular residential turning and conveniently located for Hertford Town Centre's wide range of amenities, as well as Hertford East station providing direct links into London Liverpool Street. Offering approximately 1,444 sq ft of well-presented accommodation arranged over two floors, the property features an inviting entrance hallway leading to a comfortable sitting room and providing access to the kitchen. The impressive open-plan kitchen/dining area flows into a formal living room. The ground floor also benefits from a modern shower room and a separate utility room. To the first floor, all four bedrooms are generously proportioned, complemented by a family bathroom. Externally, the property offers off-street parking for two vehicles, while the rear garden has been designed for low-maintenance living and includes a versatile summerhouse with power and lighting, currently utilised as a home office. Early internal viewing is highly recommended.

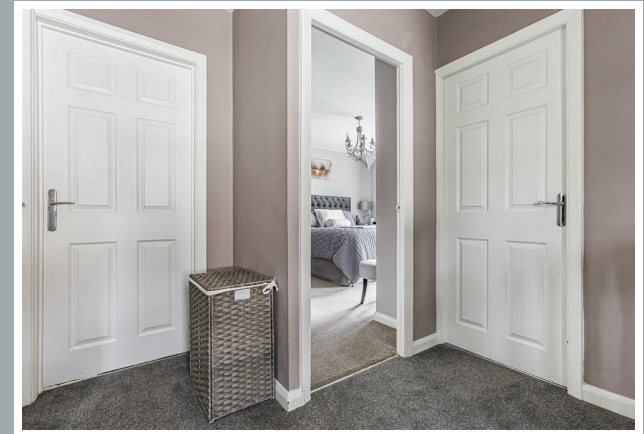
Located within a popular residential location on the eastern side of Hertford, the property is conveniently located for Hertford's favoured SG13 schooling. The town centre, including Hertford East train station is only a mile away providing an excellent choice of restaurants, shops and coffee shops.



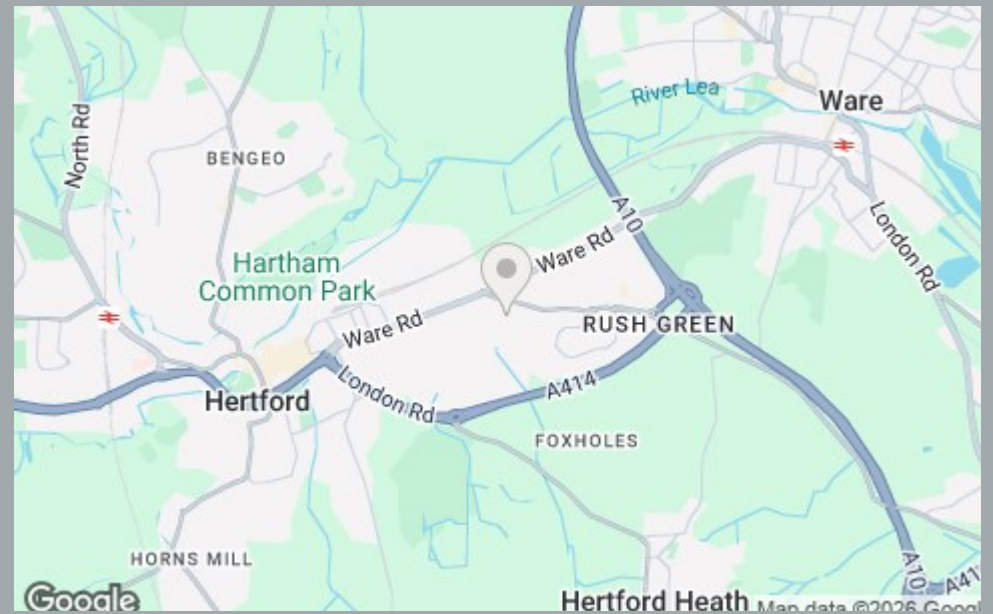
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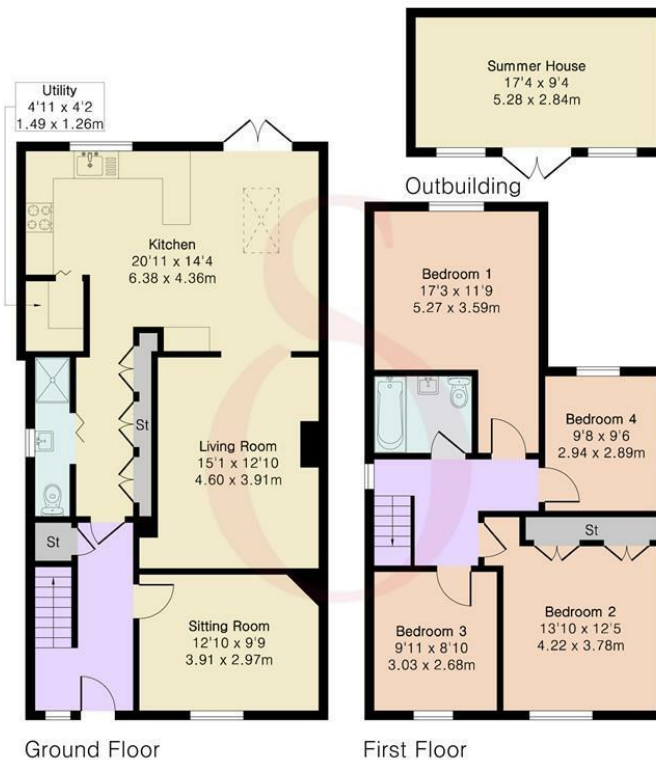
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**Approximate Gross Internal Area 1444 sq ft - 134 sq m
(Excluding Outbuilding)**

Ground Floor Area 820 sq ft - 76 sq m

First Floor Area 624 sq ft - 58 sq m

Outbuilding Area 161 sq ft - 15 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.



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