



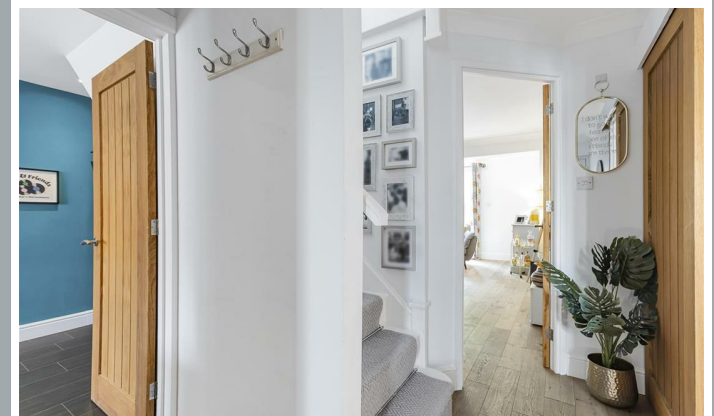
13, The Squirrels, Hertford

SG13 7UT

Asking Price £769,995



stevenoates.com



13 The Squirrels, Hertford, Herts, SG13 7UT

Steven Oates are delighted to offer this four bedroom detached family home situated on the ever popular Foxholes development within a quiet cul-de-sac. This family home has been extended and improved throughout by the existing owners. Arranged over two levels, there is an entrance hallway leading to playroom / reception room, modern kitchen/diner, ground floor cloakroom and lounge. On the first floor, there are four good size bedrooms, the master has its own en-suite and family bathroom. Externally, there is off street parking for three cars and the garden has been landscaped with a paved area, AstroTurf, pergola with seating area and an outbuilding with power and lighting. 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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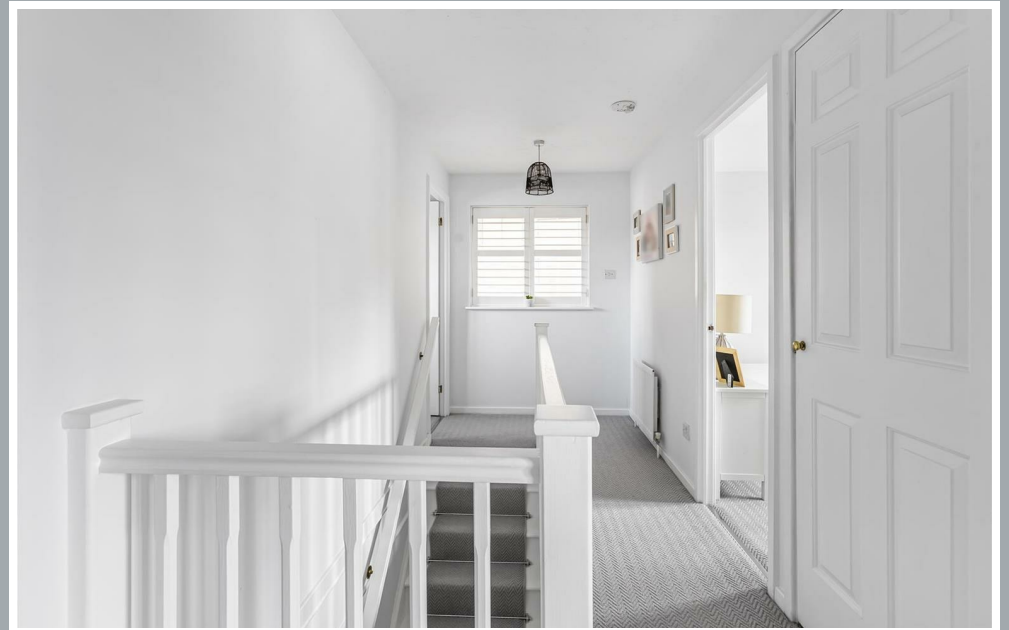
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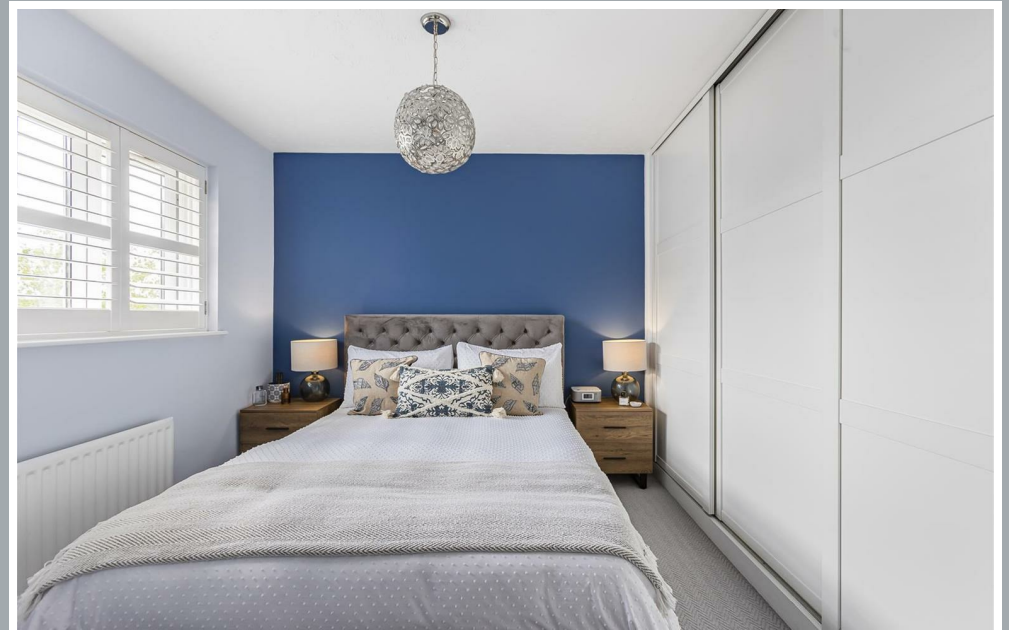
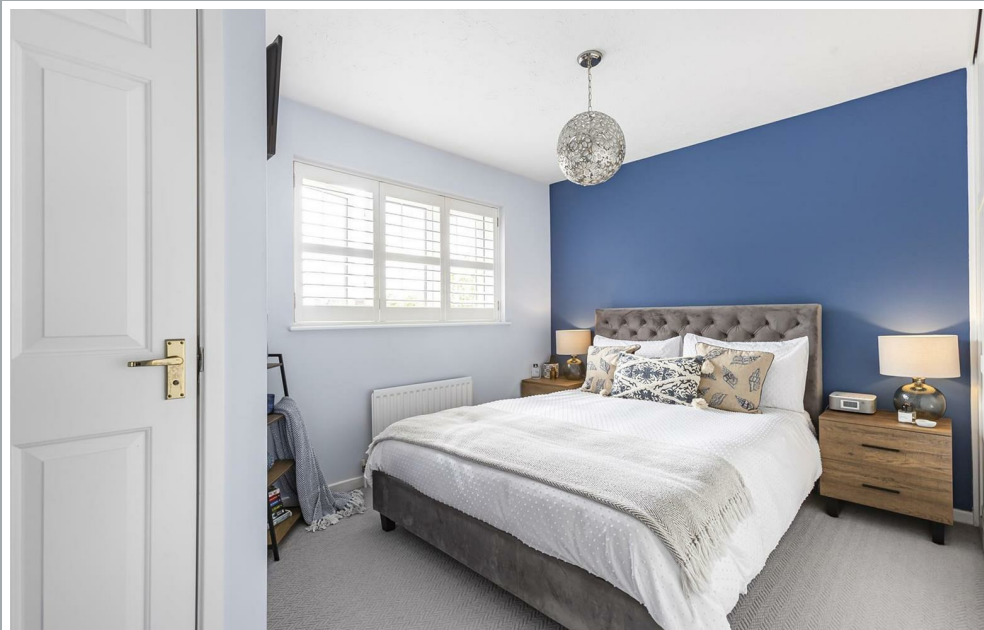
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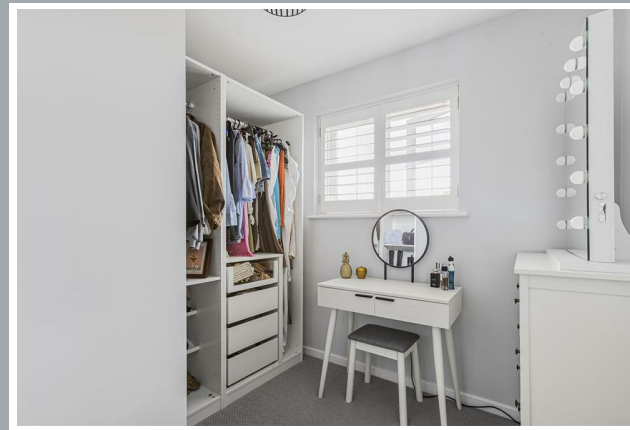
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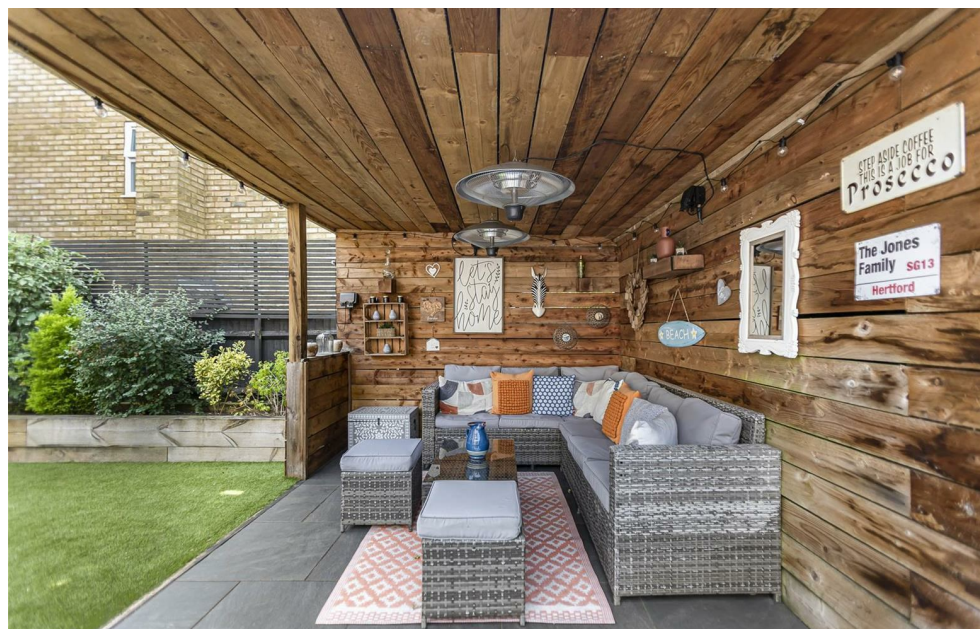
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**Approximate Gross Internal Area 1371 sq ft - 127 sq m
(Excluding Outbuilding)**

Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 573 sq ft – 53 sq m

Outbuilding Area 79 sq ft – 7 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.

