



Martins Drive, Hertford, SG13 7TA



Welcome to Martins Drive, Hertford

Situated in a prime position within the ever-popular Foxholes development, this beautifully extended and immaculately presented four-bedroom detached family home offers well balanced accommodation that is perfectly suited to modern family life. The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a guest cloakroom/WC. To the rear of the home, a generous living room provides an excellent space for relaxing and entertaining and flows through to a conservatory that opens directly onto the garden, allowing for an abundance of natural light. The kitchen has been fitted with a comprehensive range of quality units, integrated appliances, a pantry, with a door providing direct access to the garden. In addition, there is a highly useful playroom which offers flexibility and could equally serve as a home office, snug or hobby room depending on a buyer's needs. Upstairs, the principal bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms are served by a family bathroom, making this an ideal layout for a growing family.



-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Living Room:

20' x 10' 4" (6.10m x 3.15m)

Conservatory:

14' 9" x 11' 2" (4.50m x 3.40m)

Kitchen:

10' 5" x 7' 11" (3.17m x 2.41m)

Playroom / Diner:

9' 7" x 8' (2.92m x 2.44m)

-First Floor Landing-

Bedroom One:

11' 5" max x 8' 5" max (3.48m max x 2.57m max)

En-Suite Shower Room:

Bedroom Two:

12' x 8' 10" (3.66m x 2.69m)

Bedroom Three:

8' 9" x 7' 9" (2.67m x 2.36m)

Bedroom Four

10' 7" x 8' 6" into wardrobes (3.23m x 2.59m into wardrobes)

Bathroom:

-Exterior-

Rear Garden

Driveway



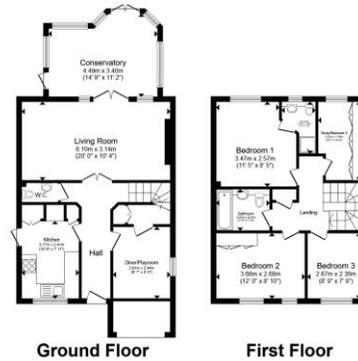
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Welcome to Martins Drive, Hertford

- IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME
- DOWNSTAIRS CLOAKROOM & UPSTAIRS BATHROOM
- FITTED KITCHEN
- CONSERVATORY WITH DIRECT ACCESS TO REAR GARDEN
- LANDSCAPED REAR GARDEN

Tenure: Freehold
EPC Rating: D
Council Tax Band: F

Guide Price
£635,000



Total floor area 116.6 m² (1,255 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HFD108241 - 0003

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