



11, Foxdells, Hertford
SG14 2LS

Asking Price £595,000



stevenoates.com



11 Foxdells, Birch Green, Hertford, SG14 2LS

A well appointed 3/4 bedroom semi-detached family home occupying a generous corner plot looking out over open countryside, including 2 reception rooms, a modern refitted kitchen, utility room, new ground floor shower room. The first floor comprises of 3 bedrooms and a 4 piece family bathroom. Externally the property has a great size rear garden looking directly over open countryside. This property also has the added benefit of own driveway providing parking for two vehicles and own garage. The property is located within a quiet cul-de-sac in the centre of this highly sought after village only a short distance from the village primary school.

Situated within the centre of this highly sought after village, the property is surrounded by excellent countryside and is only a short distance from the village primary school. Birch Green itself, is situated to the west of Hertford offering convenient access to the a choice of mainline stations including Hertford North (2.3 miles) and Hatfield (5.5 miles) which both provide fast services to London.



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**Approximate Gross Internal Area 1201 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 516 sq ft – 48 sq m

Garage Area 137 sq ft – 13 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.

