

63, The Briars, Hertford
SG13 7TR
Guide Price £475,000

stevenoates.com







# 63 The Briars, Hertford, Herts, SG13 7TR

A rarely available three/four-bedroom end-of-terrace family home, ideally positioned in this highly sought-after location on the popular Foxholes development. The property has been thoughtfully extended by the current owner and is arranged over three well-proportioned levels. The ground floor comprises a lounge and dining room, which flows into the kitchen. On the first floor, there are two double bedrooms along with a further office/bedroom four. The second floor is dedicated to the principal bedroom, which benefits from its own en-suite shower room. Externally, the property offers off-street parking and a garage, currently utilised as a studio. The rear garden features a paved patio, a laid-to-lawn area and rear pedestrian access, along with a door providing direct access to the garage.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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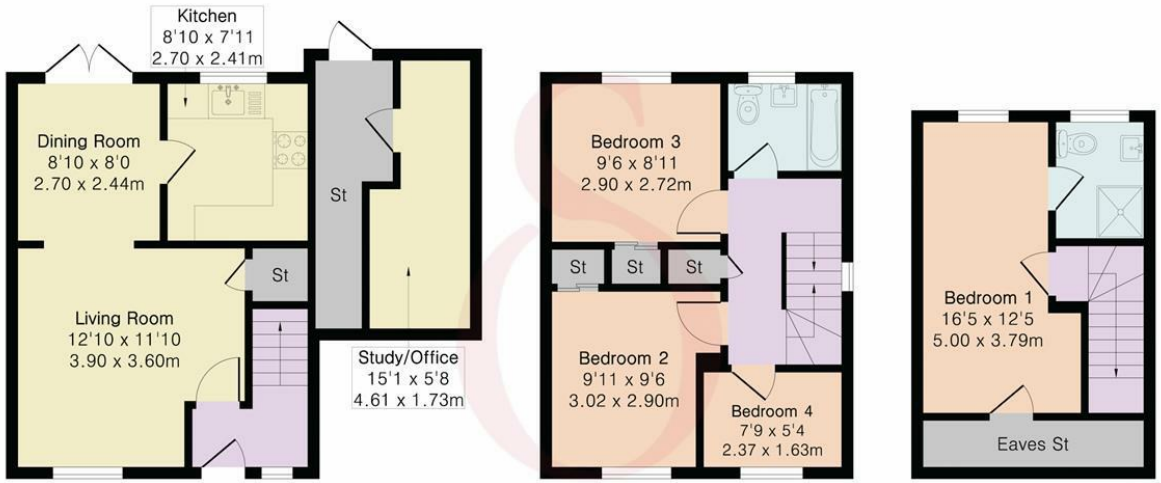
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## Approximate Gross Internal Area 1048 sq ft - 98 sq m

Ground Floor Area 491 sq ft – 46 sq m

First Floor Area 353 sq ft – 33 sq m

Loft Area 204 sq ft – 19 sq m




Ground Floor First Floor Loft

PINK PLAN

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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