



Foxes Close, Hertford, SG13 7UA

Welcome to Foxes Close, Hertford

****Offered Chain Free****A well-presented three-bedroom detached family home, featuring a versatile garage conversion, set within the ever-popular Foxhole development. This attractive property offers spacious accommodation throughout and is ideally suited to modern family living. The ground floor comprises a welcoming entrance area, a fitted kitchen, and a generous through-lounge with direct access to a larger-than-average, private and secluded rear garden, complete with side access. The recently converted garage provides an excellent additional space that can serve as a fourth bedroom, children's playroom, or home office. To the rear of this conversion is a stylish modern double walk-in shower room, adding to the home's convenience and flexibility. To the first floor are three well-proportioned bedrooms, with fitted wardrobes to bedrooms one and two, along with a contemporary family double walk-in shower room. While the property would benefit from some general cosmetic updating, it presents an excellent opportunity for buyers to place their own stamp on an already impressive home. Further benefits include double glazing, central heating, allocated parking for up to three cars, and excellent potential to extend to the rear (subject to the usual planning permissions). Situated within walking distance of highly regarded local schools, Hertford East railway station, and Hertford town centre, this property offers convenience and comfort.



-Accommodation Overview-

Entrance Porch:

Door leading into lounge.

Lounge:

14' 8" x 10' 6" (4.47m x 3.20m)

Double glazed bay window to front aspect, carpet, radiator. Door to converted garage.

Dining Room:

9' 3" x 8' (2.82m x 2.44m)

Double glazed patio doors leading to rear garden, carpet, radiator.

Bedroom Four / Reception Room:

9' x 7' (2.74m x 2.13m)

Garage Conversion - Double glazed window to front aspect, door leading to en-suite shower room, radiator.

Shower Room:

Double walk-in shower, wash hand basin, WC, chrome heated towel rail.

Kitchen:

9' 3" x 7' 7" (2.82m x 2.31m)

Range of wall and base units with work surface over, stainless steel sink unit with mixer tap over, plumbing for washing machine and dryer, space for cooker, wall mounted boiler, radiator, double glazed window to rear aspect.

-First Floor Landing-

Double glazed window to side aspect, loft hatch, storage cupboard.

Bedroom One:

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to front aspect, fitted wardrobe, carpet, radiator.

Bedroom Two:

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to rear aspect, fitted wardrobe, carpet, radiator.

Bedroom Three:

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to front aspect, carpet, radiator.

Shower Room:

Shower cubicle with shower unit, wash hand basin, WC, tiled walls, obscure double-glazed window to rear aspect.

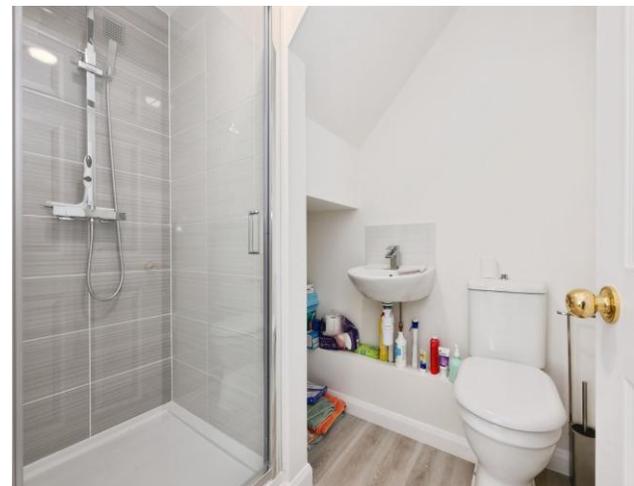
-Exterior-

Rear Garden:

Low maintenance rear garden being laid to lawn, shrubs, and side access.

Driveway:

Off street parking to front. Side access.



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Welcome to Foxes Close, Hertford

- Three Bedroom Detached Family Home
- Driveway To Front For Three Cars
- Converted Garage With En-Suite Shower Room
- Low Maintenance Rear Garden With Side Access
- Close To Highly Regarded Schools
- Close To Hertford East Train Station & Town Centre
- Potential To Extend (STPP)
- Offered Chain Free

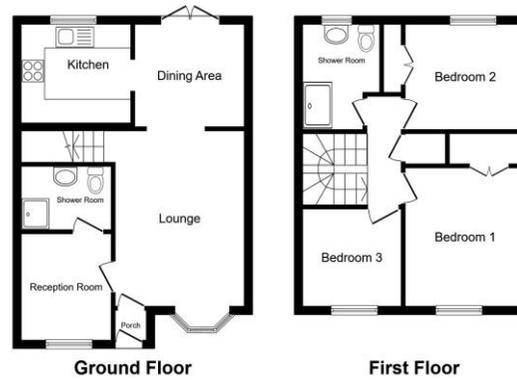
Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Guide Price

£545,000



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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