

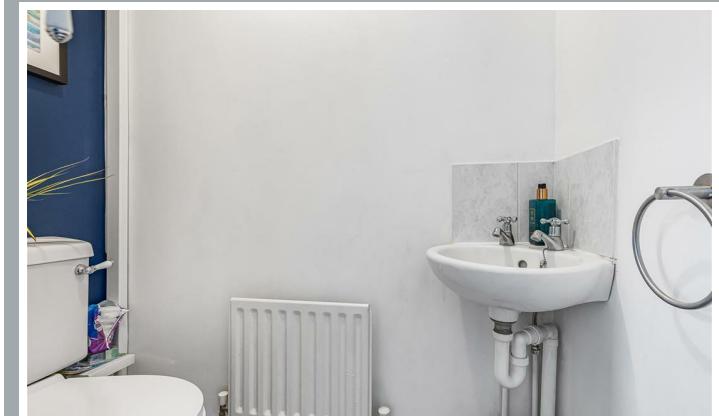


10, The Briars, Hertford  
SG13 7TR

Asking Price £375,000



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## 10 The Briars, Hertford, SG13 7TR

Steven Oates are pleased to offer this beautiful and well-presented two-bedroom home which is perfectly positioned within this quiet residential street on the popular Foxholes development. The modern accommodation comprises of a useful downstairs toilet, separate kitchen and well laid out lounge/dining room with French doors leading straight out to the rear garden. Upstairs, there are two generous size bedrooms, built in storage space and modern fitted shower room. Externally, there is a beautifully landscaped rear garden which benefits from a patio area, lawn and a rear access. There is also allocated parking conveniently located directly out the front.

Situated within a popular Foxholes cul de sac, the property is ideally located for access to both the A10 and A414 trunk roads which connect to the A1(m) and M25. Hertford town centre is approximately 1.5 miles away providing a wide variety of shops, restaurants and mainline stations serving London. Locally, schooling is excellent and this property is particularly convenient for Hertford's favoured SG13 schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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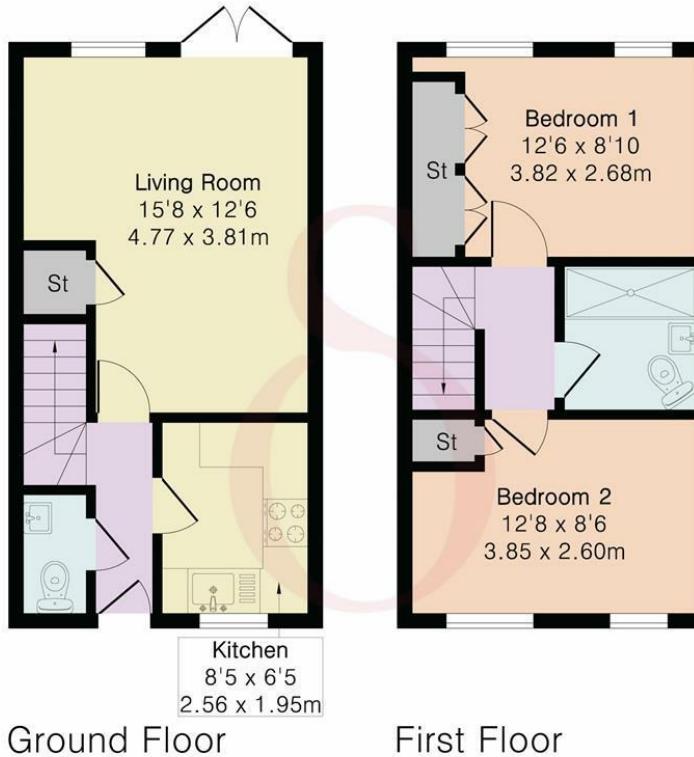


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## Approximate Gross Internal Area 612 sq ft - 56 sq m

Ground Floor Area 306 sq ft - 28 sq m

First Floor Area 306 sq ft - 28 sq m



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.



Steven Oates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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