

32, Foxes Close, Hertford

SG13 7UA

Offers In Excess Of £550,000

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32 Foxes Close, Hertford, Herts, SG13 7UA

A well presented 3 bedroom detached family home located within this popular, quiet cul de sac on the popular Foxholes development. The accommodation comprises of an entrance hall, home office/play room with downstairs wc (garage conversion), a living room, dining room and refitted kitchen. On the first floor, there are 3 good size bedrooms and a family bathroom. Externally, the property offers ample driveway parking with additional visitors spaces available if needed, whilst the rear garden is a good size, with an attractive open aspect. Viewing is highly recommended.

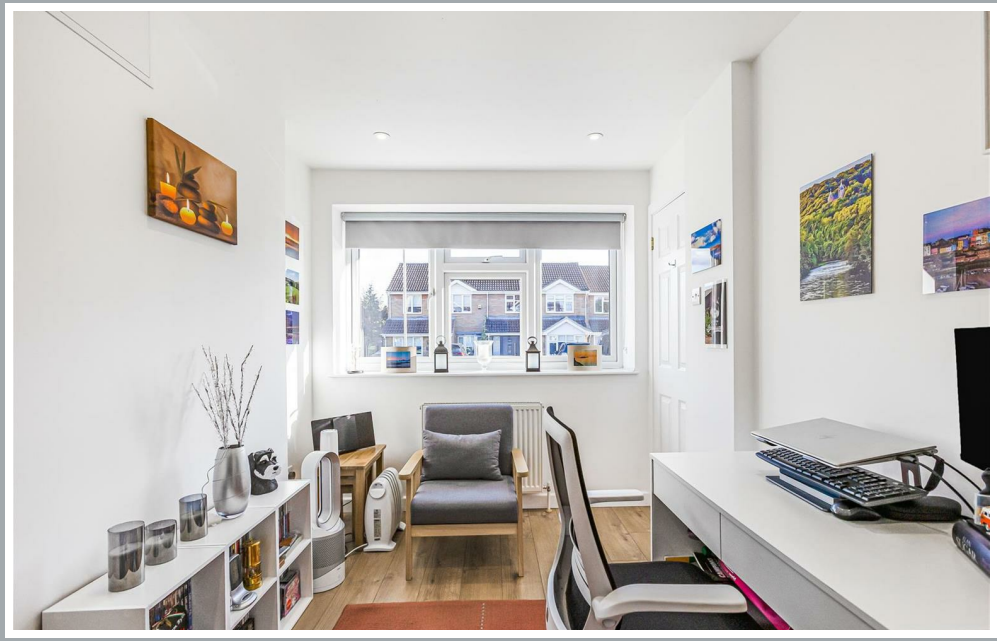
The property is located towards the end of a small cul de sac within a popular residential road on the Foxholes development convenient for Hertford's favoured schooling and access to the A10. Hertford town centre is less than 1.5 miles away providing an excellent choice of shops, restaurants. coffee shops, along with leisure facilities including the newly regenerated Beam theatre. For commuters, Hertford East train station is also less than 1.5 miles away, whilst Hertford North is also within easy striking distance.

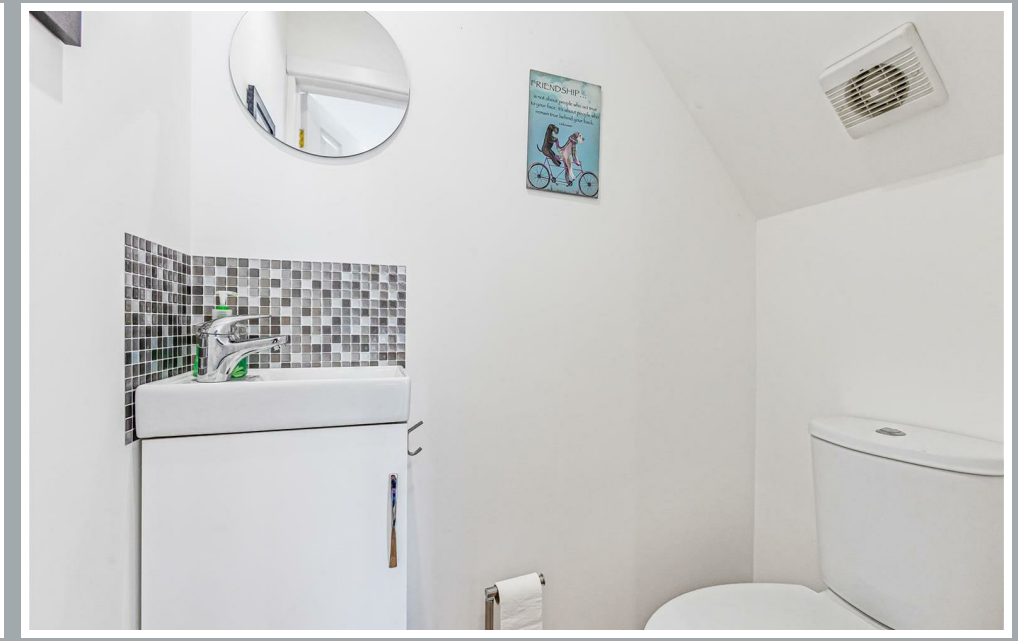


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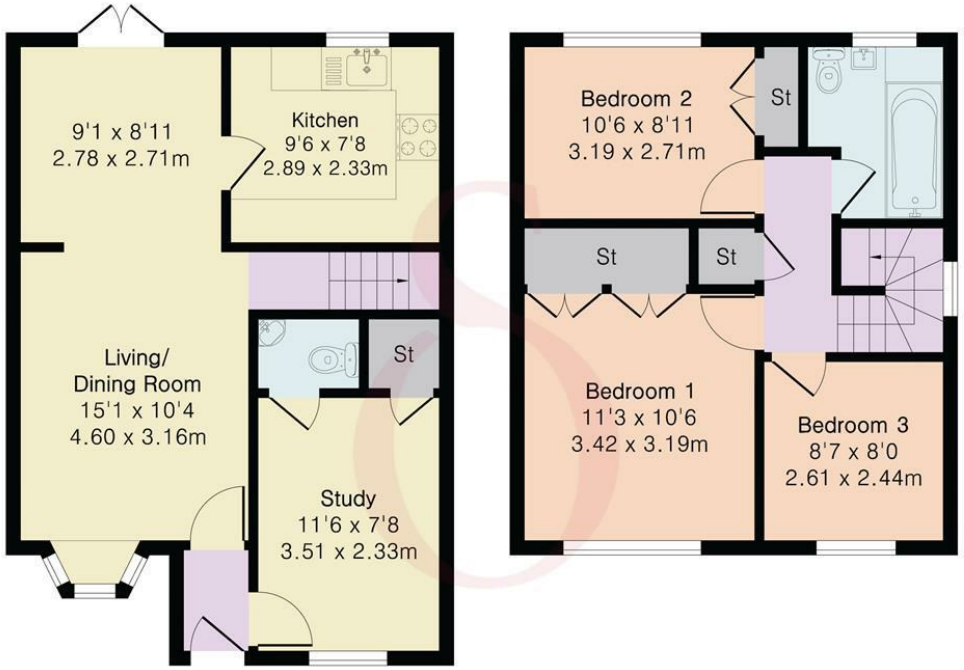


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Approximate Gross Internal Area 919 sq ft - 86 sq m

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 427 sq ft – 40 sq m



Ground Floor First Floor

PINKPLAN

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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