



£485,000

Primrose Drive, Hertford

KI

Primrose Drive, Hertford, SG13 7TG

Nestled in a quiet cul-de-sac location on the popular Foxholes development, Keith Ian are delighted to offer this beautifully presented three bedroom modern semi-detached family home. The current owners have carried out extensive works throughout the property, giving it a fresh modern look. The ground floor boasts a lounge, beautiful modern kitchen/diner, conservatory and refitted WC, whilst the top floor comprises two double bedrooms, a third single bedroom plus high spec, modern three piece shower room. Externally there is a landscaped rear garden with composite decking area, lawn and decorative bedding. The garage has been split to offer storage to the front and office space to the rear and there is parking to the front of the garage for a couple of vehicles.

Hertford is located approx 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The vibrant town centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs to Hertford which offers scenic walks towards through Ware to the North and Broxbourne to the South.

Hertford benefits from 2 mainline stations which are located 1.4 and 2.3 miles from the property and offers services into Liverpool Street/ Stratford and Kings cross. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale.





Entrance Hall

WC

Lounge

14'5 x 12'8

Kitchen/Diner

15'8 x 8'6

Conservatory

11'1 x 7'6

First Floor Landing

Bedroom One

11'11 x 8'11

Bedroom Two

11' x 8'11

Bedroom Three

8'8 x 6'9

Shower Room

Garage/Office

Garden

Council Tax

Band E

Annual Cost £2,495.06 2022/23

what3words

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Keith Ian

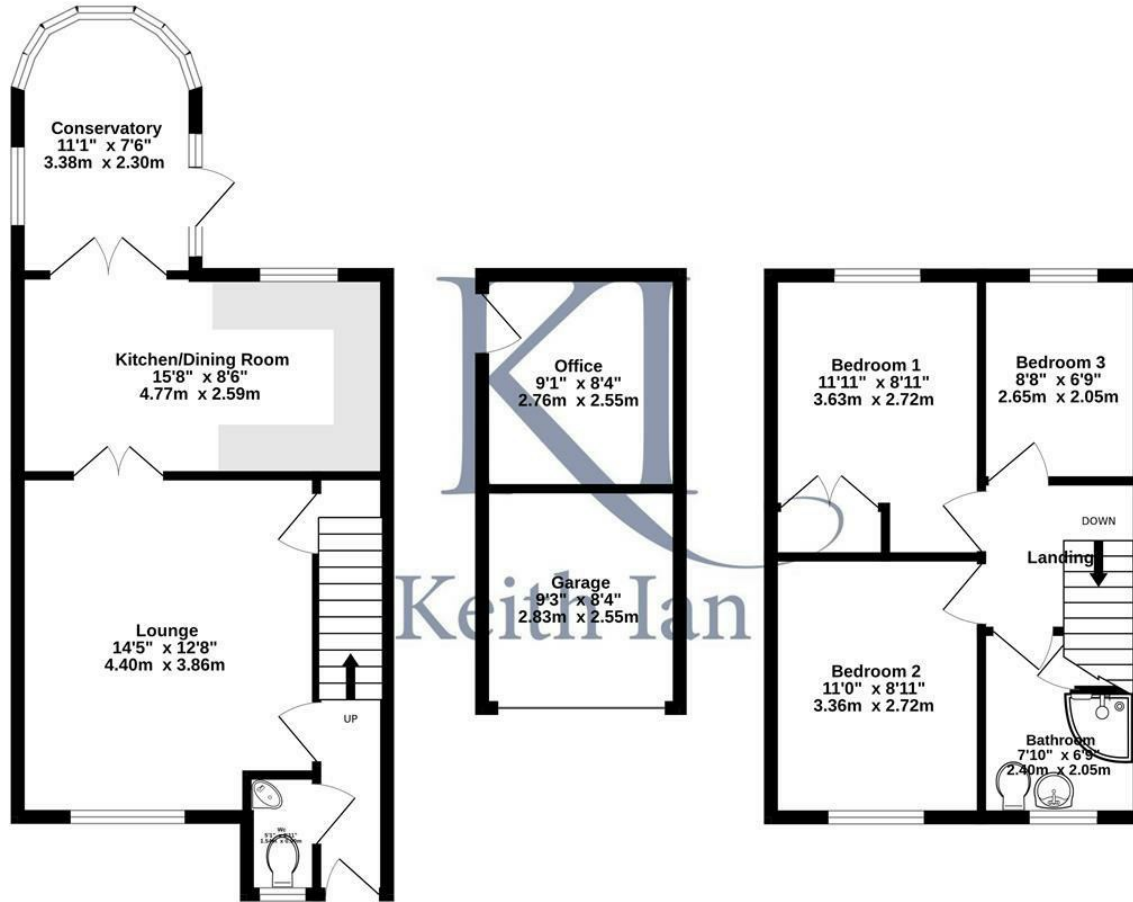






Ground Floor
610 sq.ft. (56.7 sq.m.) approx.

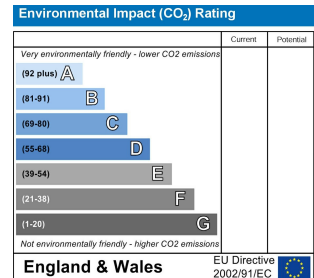
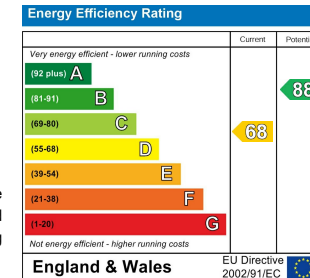
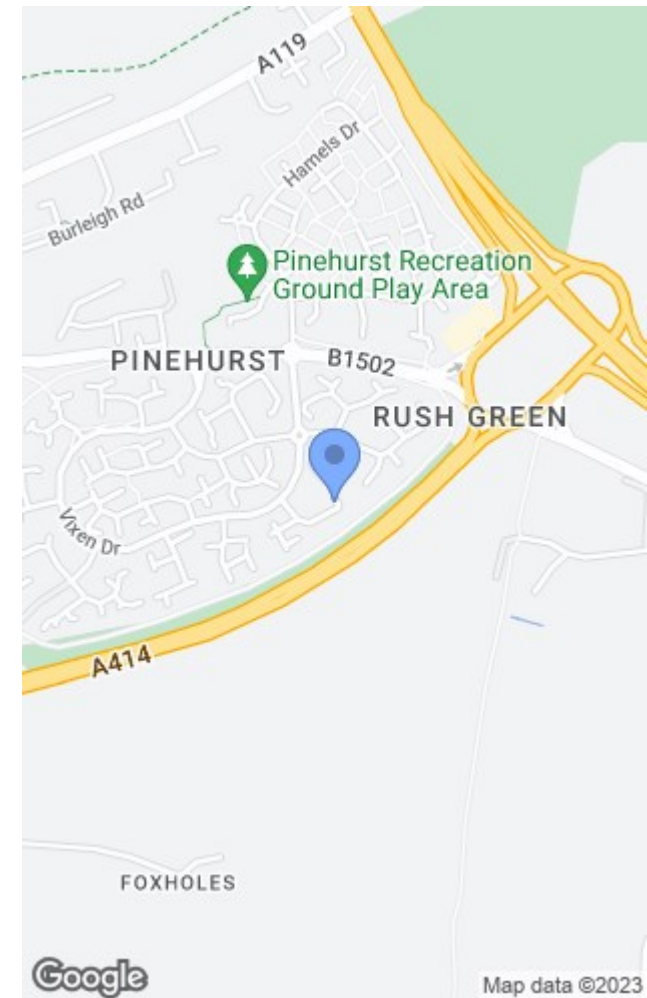
1st Floor
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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