



SIMPLY HOMES

The Briars

Hertford SG13 7TR

Price Guide £435,000



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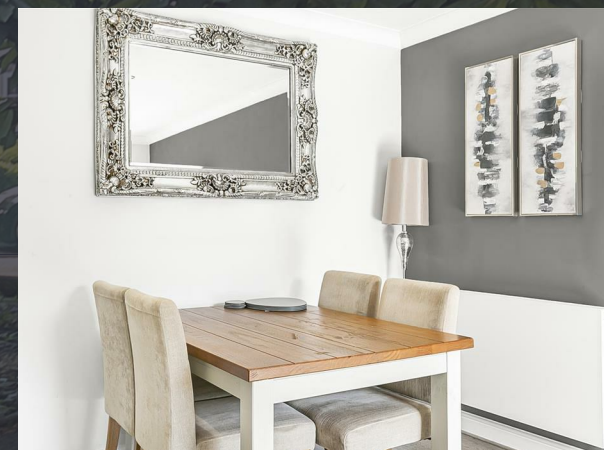
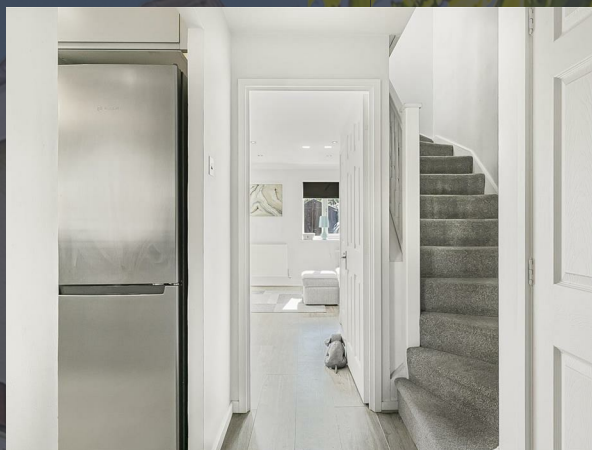
An exceptionally well-presented three-bedroom, staggered terrace family home located within a quiet cul-de-sac on the popular Foxholes development.

Enter via the covered entrance porch into the hallway, leading to the cloakroom/WC. The contemporary kitchen comprises of a range of base and eye level units, various fitted appliances and a front aspect window. To the rear aspect living/dining room, offering large amounts of light and airy accommodation, a perfect recreational space. There is a useful storage cupboard and a set of French doors that lead out to the rear garden.

To the first floor landing, where there are two good-sized, front and rear aspect double bedrooms. There is also an additional third bedroom, currently serving as a home office with additional storage. The three bedrooms are served by a well finished and fully tiled family bathroom.

Externally the low-maintenance rear garden is predominantly laid-to-lawn with an initial decked entertainment area, timber framed shed and gated rear access. Via the rear access, the property features two allocated parking spaces.

Hertford town is notorious for its excellent choice of local schools, both primary and secondary. Sports/recreational requirements are well catered for, including recently refurbished Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford also benefits from two (North/East) mainline stations to London.

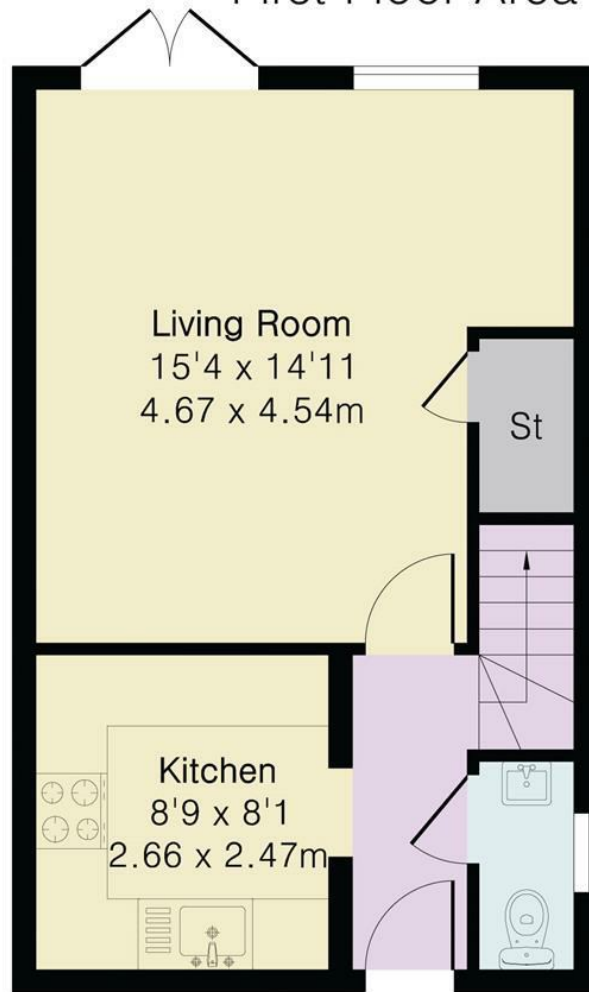




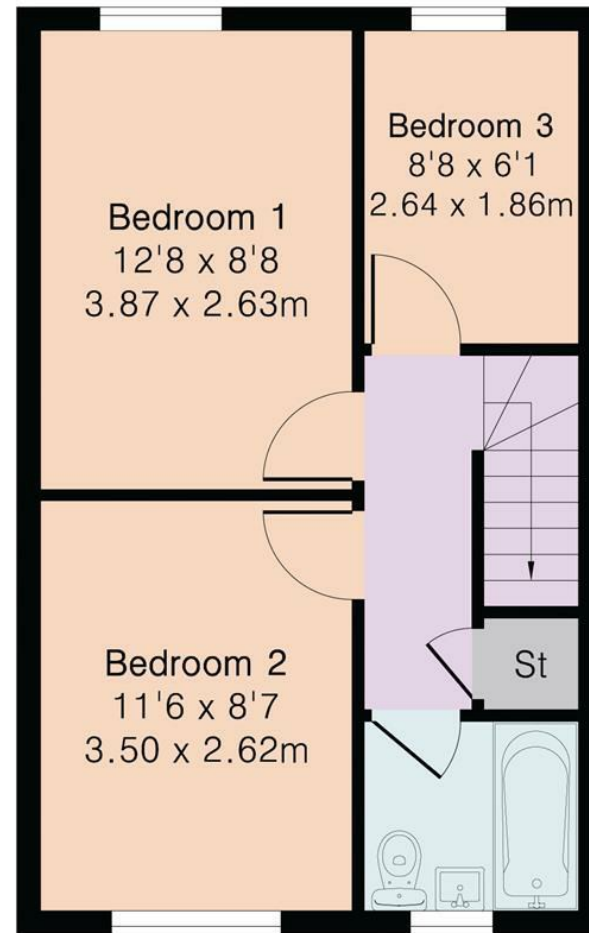
Approximate Gross Internal Area 726 sq ft - 68 sq m

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 363 sq ft – 34 sq m



Ground Floor



First Floor





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