



1 The Elms, Hertford, SG13 7UY
Asking Price £600,000



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Situated on a popular and quiet turning on the Foxholes development, Lanes are pleased to bring to market this bright and airy four bedroom detached family home. The property has many benefits which include; off street parking for two cars, a utility room, a conservatory, a downstairs w/c, an en-suite to master bedroom and 3 reception rooms downstairs including a playroom. Located within easy access to the A10 road network and just a short drive to Hertford town centre. Proximity to Foxholes Woodland means it is only a 20 minute walk to Simon Balle All-through School and only a 1.2 mile walk to Hertford East train station.



Entrance Porch

Via front door, radiator, coving to ceiling, dado rail, wood effect floor, door to:

Lounge

15" x 11'4" (4.57m x 3.45m)

Double glazed window to front aspect, radiator, coving to ceiling, electric fireplace with inset marble hearth, carpet, stairs to first floor landing, opening to dining room, door to office/play room.

Dining Room

9'8" x 8'8" (2.95m x 2.64m)

Radiator, coving to ceiling, carpet, double glazed patio doors to rear aspect leading to conservatory, door to kitchen.

Conservatory

9'10" x 8'1" (3.00m x 2.46m)

Double glazed windows to all aspects and double door leading to rear garden, tiled floor, double radiator.

Kitchen

11" x 10" (3.35m x 3.05m)

Range of wall and base units with rolled top work surfaces, stainless steel sink with mixer tap, four ring gas hob, electric oven and extractor above, space for washing machine, space for dish washer and fridge/freezer, wood effect floor, part tiled walls, radiator, double glazed window to rear aspect, double glazed door to side aspect leading to garden, door to utility room.

Utility Room

4'4" x 4'5" (1.32m x 1.35m)

Wall and base units with stainless steel sink with mixer tap, tiled floor, part tiled wall, space for tumble dryer.

Office/Play Room

10'8" x 7'9" (3.25m x 2.36m)

Double glazed window to front aspect, radiator, carpet, door to downstairs w/c.

Downstairs W/C

Low level w/c, wall mounted hand wash basin with mixer tap, radiator, tiled floor.

First Floor Landing

Frosted double glazed window to side aspect, radiator, coving to ceiling, loft access, airing cupboard, carpet, doors to:

Bedroom One

11'4" x 11'7" (3.45m x 3.53m)

Double glazed window to rear aspect, radiator, wood floor, coving, door to:

En-Suite

Frosted double glazed window to rear aspect, low level w.c., hand basin with mixer tap, shower cubicle with mixer tap and shower attachment, tiled walls, tiled floor, spotlights to ceiling, heated towel rail.

Bedroom Two

12'2" x 7'10" (3.71m x 2.39m)

Two double glazed windows to front aspect, coving, radiator, wood effect floor.

Bedroom Three

8" x 7'8" (2.44m x 2.34m)

Double glazed window to front aspect, radiator, coving to, fitted cupboard and overhead storage.

Bedroom Four

6'9" x 6'5" (2.06m x 1.96m)

Double glazed window to rear aspect, coving, radiator, carpet (currently used as an office).

Bathroom

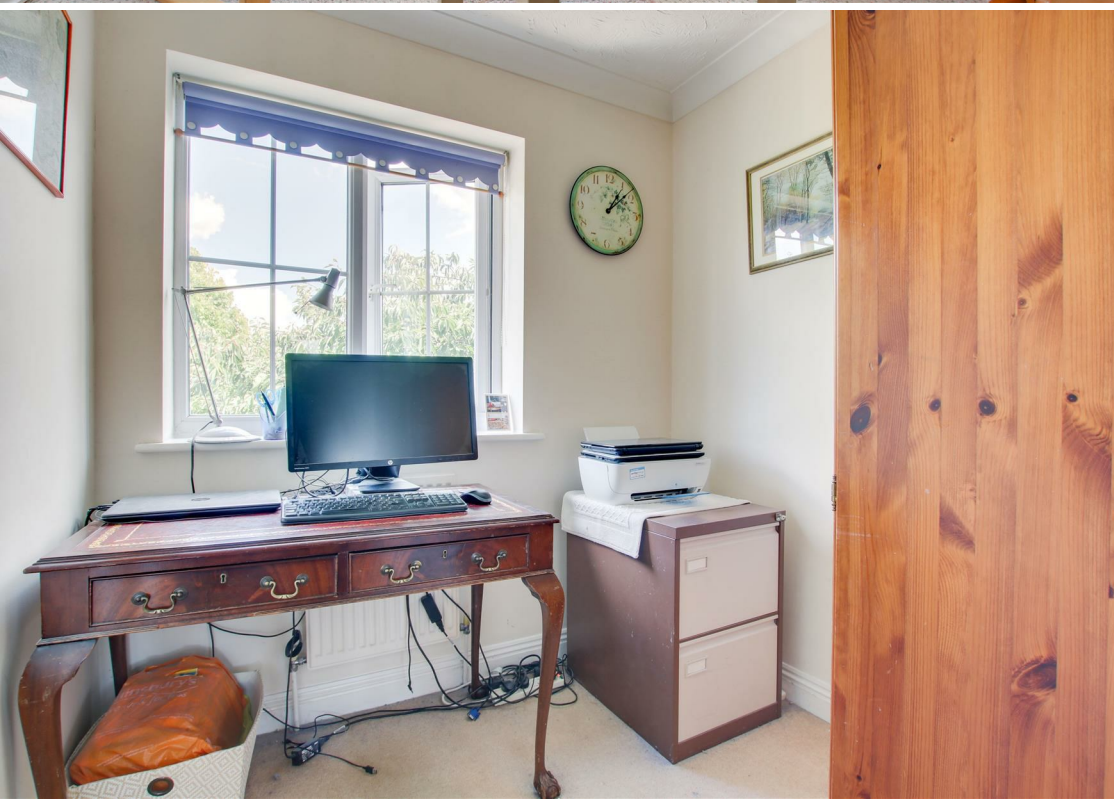
Frosted double glazed window to side aspect, panelled bath with mixer tap and shower attachment, low level w/c, pedestal hand wash basin with mixer tap, radiator, tiled walls, tiled floor.

Rear Garden

Block paved terrace, mainly laid to lawn, shrub borders, shingled area, paved path leading to wood shed, outside tap.

Front Graden

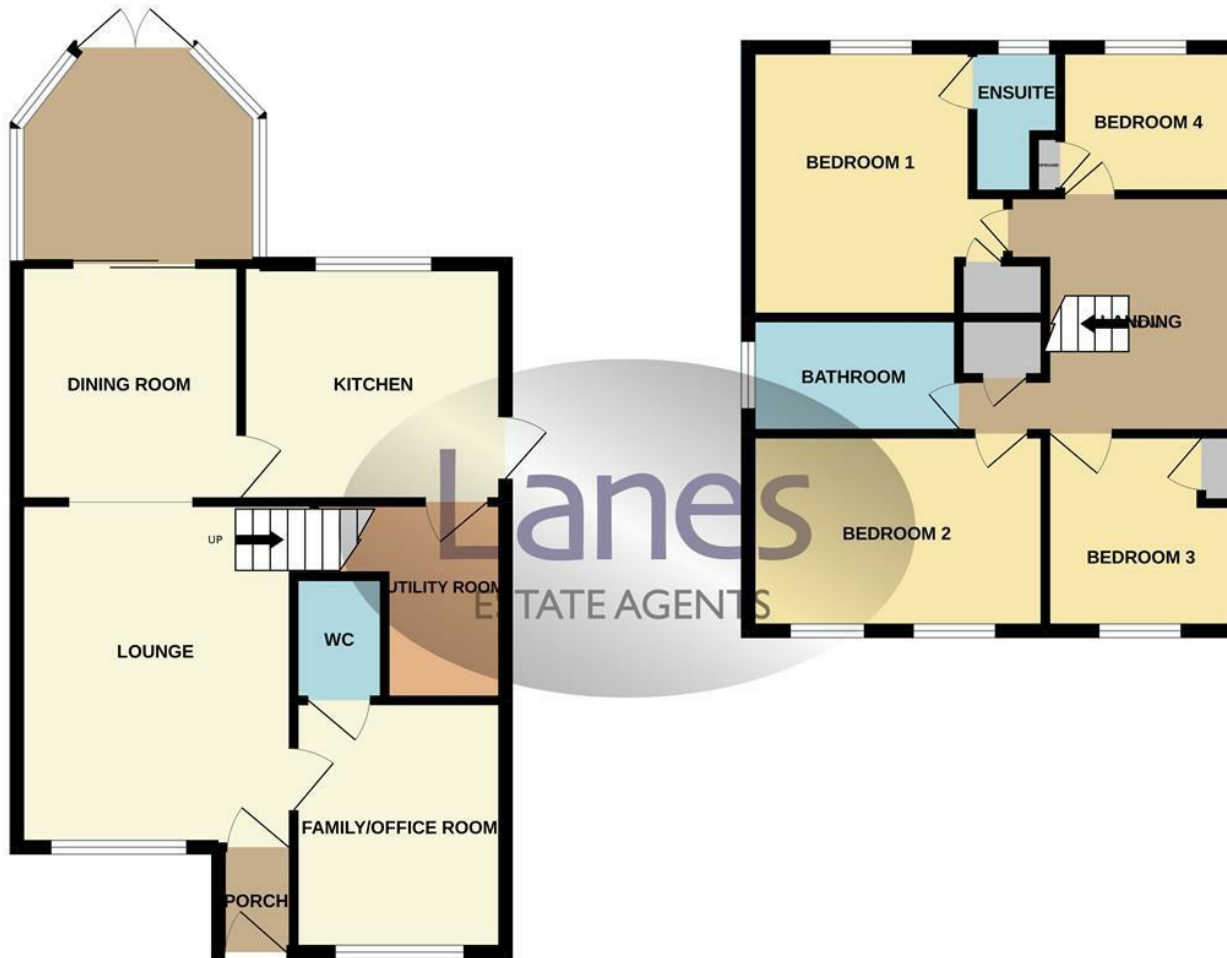
Driveway for two cars, shingled shrub border, paved path.





GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

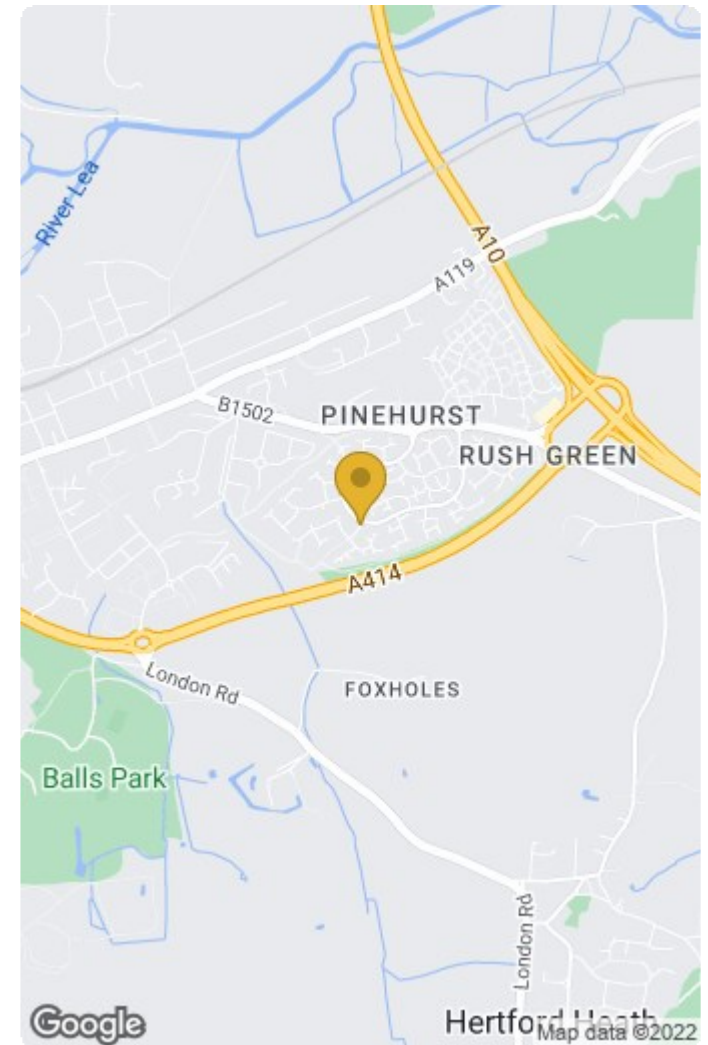


TOTAL FLOOR AREA : 985sq.ft. (91.5 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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