



29 Martins Drive, Hertford, SG13 7TA

Offers In Excess Of £600,000

Lanes
ESTATE AGENTS

29 Martins Drive, Hertford, SG13 7TA

This superb Detached family home is perfectly positioned in the sought after Foxholes development and offers heaps of opportunity for the upcoming buyers. The property comprises of an excellent sized lounge and conservatory and has a separate dining area and utility, Ideal for entertaining. The upstairs boasts four good sized bedrooms with en-suite to master. Three bedrooms having built in cupboards gives fantastic storage solutions and there is a main family bathroom which is also well presented.

Outside has parking to the front for two to three cars and at the rear there is a superbly presented garden. While the garage is converted, there is access to further storage via the garage door.

The house is located in the popular SG13 catchment for local schooling and is also ideal for commuters with links to the A10, M25 and Hertford East train station. We highly recommend an early viewing.

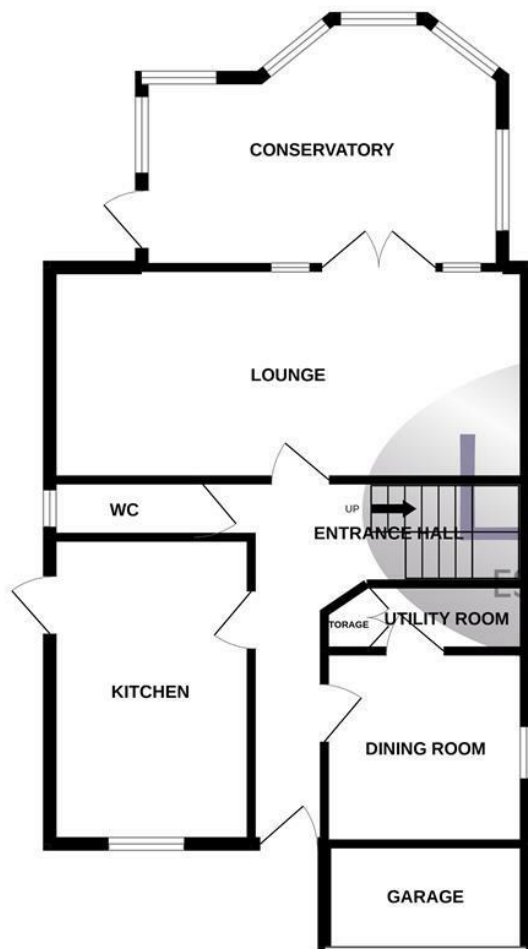


Hallway Doors leading to	well maintained borders. There is access to the front of the garage and also side access to the rear garden
Kitchen 13'5 x 8'9 (4.09m x 2.67m) Double glazed window to front, double glazed door to garden. Roll top work surface, range of wall and base units, cupboard housing boiler, One and quarter bowl sink and drainer with mixer tap. Space for appliances	The rear garden is south westerly facing and is well maintained. There are two seating areas with a well maintained lawn and borders.
Dining Room 10'3 x 8'10 (3.12m x 2.69m) Double glazed window to side, feature fire place, door to utility / storage.	
Downstairs WC Double glazed window to side, wall mounted sink, low level WC.	
Lounge 20'4 x 10'3 (6.20m x 3.12m) Double doors to conservatory, radiator and feature fire place	
Conservatory 15'8 x 11'4 (max) (4.78m x 3.45m (max)) Double glazed windows, doors to garden, economy heater.	
Landing Double glazed window to side, loft access and doors to	
Bedroom One 10'3 x 10'2 (3.12m x 3.10m) Double glazed window, radiator, built in cupboards and door to en-suite	
En-suite Double glazed window, corner shower, low level wc, heated towel rail	
Bedroom Two 12 x 9'4 (3.66m x 2.84m) Double glazed window, radiator and built in wardrobe	
Bedroom Three 9'4 x 8'10 (2.84m x 2.69m) Double glazed window, radiator	
Bedroom Four 10'9 x 5'2 (3.28m x 1.57m) Double glazed window, radiator and built in wardrobes	
Family Bathroom Double glazed window, enclosed bath, low level WC, vanity wash basin with built in storage. Wall mounted radiator	
Outside To the front there is driveway for two cars with mature and	

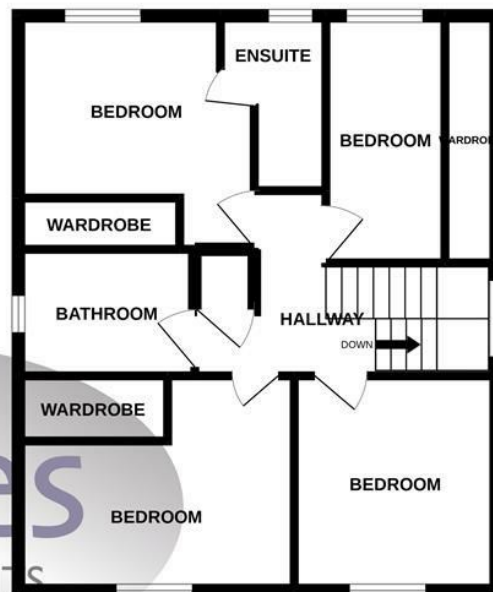




GROUND FLOOR



1ST FLOOR



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

