



29 Martins Drive, Hertford, SG13 7TA
Offers In Excess Of £600,000

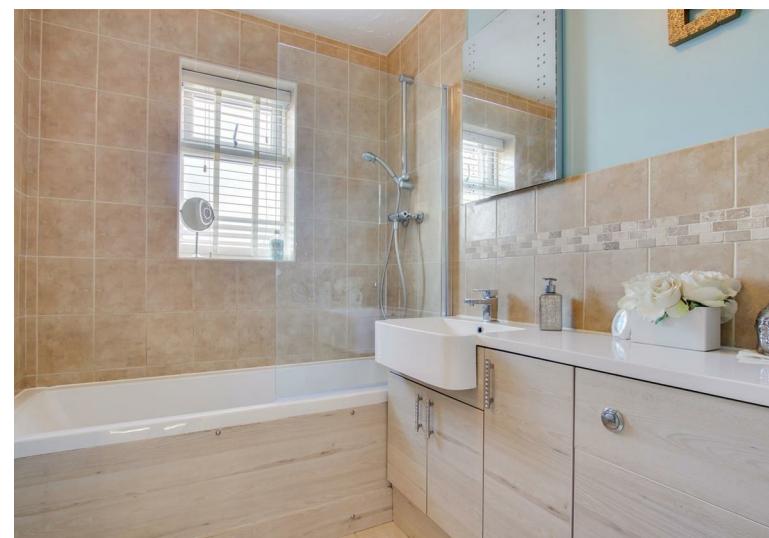
Lanes
ESTATE AGENTS

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

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

well maintained borders. There is access to the front of the garage and also side access to the rear garden

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

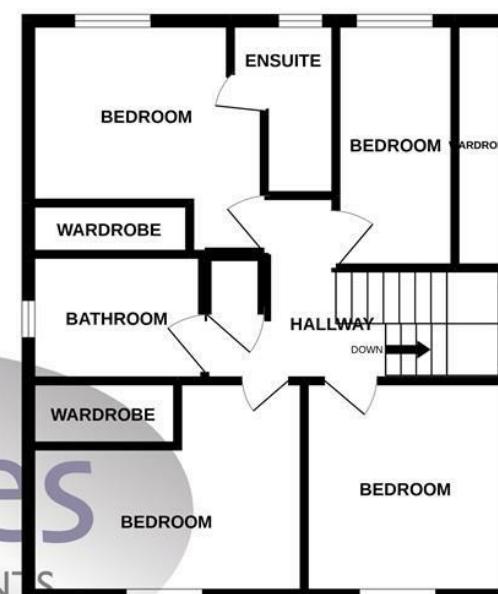
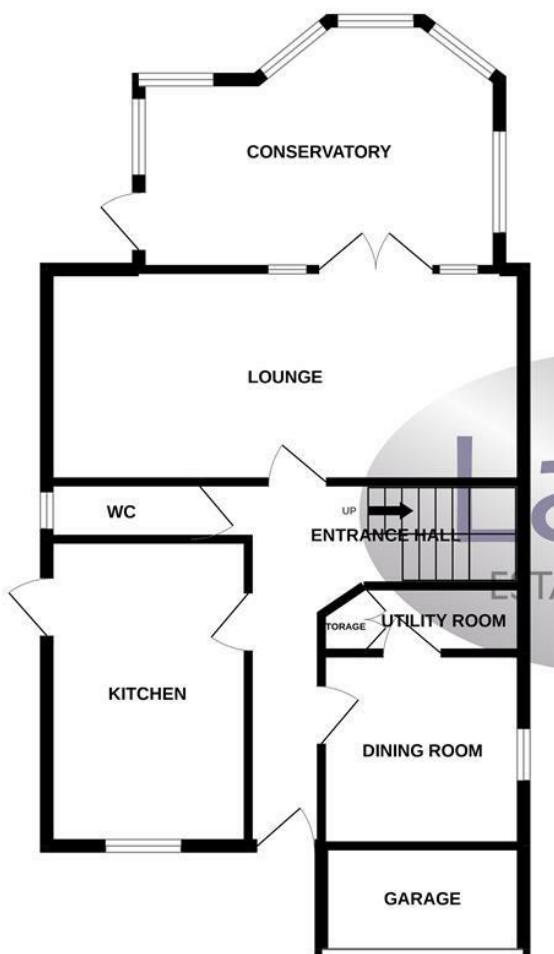
The rear garden is south westerly facing and is well maintained. There are two seating areas with a well maintained lawn and borders.





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		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU

Environmental Impact (CO₂) 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		
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