Primrose Drive, Hertford, SG13 7TG

OIRO £455,000



Full Description

A well-proportioned three-bedroom semi-detached family home with garage, conservatory and generous living accommodation, situated on the popular Foxholes development. The property provides well-balanced accommodation arranged over two floors and includes a welcoming sitting room, kitchen/dining room, conservatory, three bedrooms and a family bathroom. There is also a useful ground-floor cloakroom and a separate garage. Situated within the popular Foxholes development in Hertford, this three-bedroom semi-detached home offers a particularly practical layout and represents an excellent opportunity for buyers looking to acquire a family property with scope to add their own style. The ground floor opens into a welcoming entrance hall with access to a convenient downstairs cloakroom and stairs rising to the first floor. The spacious sitting room measures approximately 14'2" x 12'2", providing a comfortable principal reception space with ample room for both seating and dining furniture. To the rear, the well-proportioned kitchen/dining room measures approximately 15'9" x 8'5" and offers a practical layout with fitted kitchen units and space for dining. French doors lead through to a bright conservatory, measuring approximately 8'8" x 8'0", creating an additional versatile reception area with access to the outside. The first floor provides three bedrooms, offering flexibility for family living, guests or home working, together with a family bathroom. The principal bedroom and

second bedroom are both of particularly useful proportions, whilst bedroom three would make an ideal child's bedroom, nursery or home office. The property further benefits from a separate garage, measuring approximately 16'8" x 9'1" (5.08m x 2.76m), providing valuable additional storage and parking potential together with a rear private, enclosed garden. The rear garden is predominately laid to lawn with a patio area immediately adjoining the property. **Important Information:** Tenure: Freehold Service Charge: N/A Ground Rent: N/A Energy Performance Rating: EPC Rating – C70. Council Tax: East Herts District Council – Band E (£2,860 for 2026/2027) **Further Information** Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. Approximately 979 sq ft / 90.9 sq m including garage Approximately 828 sq ft / 76.9 sq m accommodation excluding garage Generous sitting room Kitchen/dining room Conservatory Three well-proportioned bedrooms Ground-floor cloakroom First-floor family bathroom Separate garage Popular Foxholes development Excellent opportunity to modernise and personalise Convenient for Hertford town centre and Hertford East station Good road connections via the A10 and A414 **Utilities / Services** Mains Electric Supply: Octopus Energy Mains Gas Supply: Octopus Energy Water Supply: Affinity Water Sewage: Thames Water – billed by Affinity Heating sources: Gas fired boiler Broadband Type: Ultrafast Broadband available. Mobile Signal/Coverage: Good outdoor and indoor for EE, Three, O2 Good outdoor and variable indoor for Vodafone

Features

- Gas fired central heating
- Double glazing
- Front and rear gardens
- Sought after residential location
- Chain free

Contact Us

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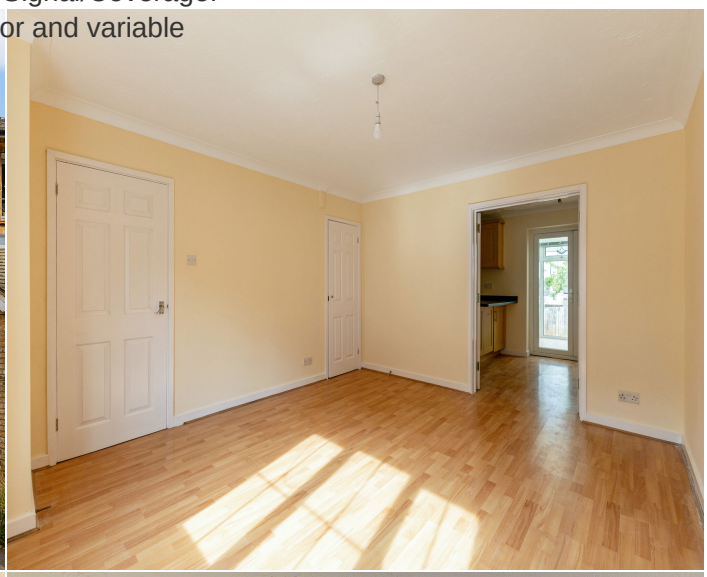





































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