

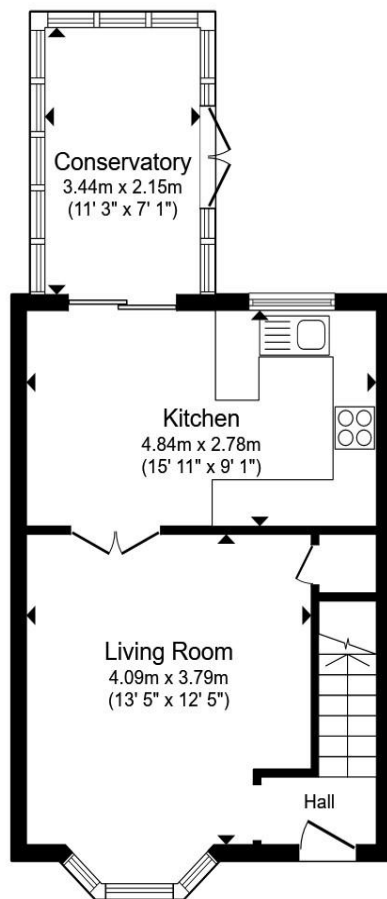


Primrose Drive, Hertford, SG13 7TG

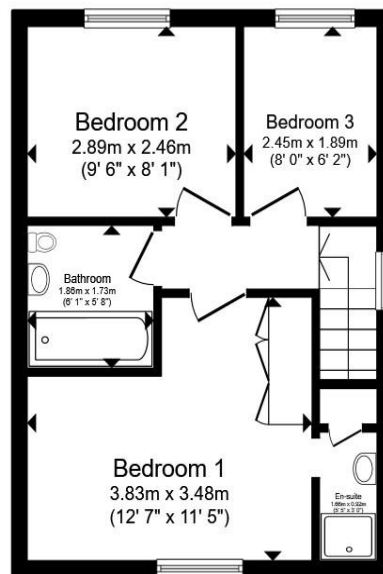
Welcome to Primrose Drive. Hertford

A bright and spacious three-bedroom extended end of terrace family home. Offering generous living space in a highly sought-after location, this wonderful family home combines modern convenience with excellent access to local amenities, transport links and outstanding schooling. This beautifully presented home offers well-planned and versatile accommodation throughout. The ground floor features a welcoming front reception room with an attractive bay window, flooding the space with natural light. To the rear is a stunning open-plan kitchen / dining room, recently fitted with a modern range of units and integrated appliances, creating the perfect space for everyday family living and entertaining. The kitchen opens into a large conservatory, currently used as an additional reception room, with direct access to the property's private and secluded rear garden. The well-proportioned garden also benefits from convenient side access. The first floor comprises three well-sized bedrooms, with the principal bedroom enjoying the luxury of a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property further benefits from a separate garage-en-bloc, two allocated parking spaces, double glazing and gas central heating.

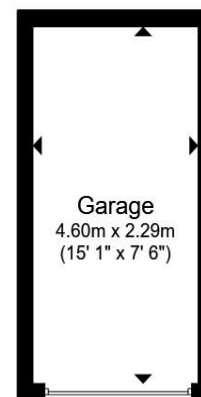




Ground Floor



First Floor



Garage

-Accommodation Overview-

Entrance Hall

Living Room

Kitchen / Dining Room

Conservatory

-First Floor Landing-

Bedroom One

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bathroom

-Exterior-

Rear Garden

Garage-En-Bloc

15' 1" x 7' 6" (4.60m x 2.29m)

Total floor area 85.7 m² (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Primrose Drive, Hertford

- Three-Bedroom Extended End Of Terrace Family Home
- Garage-En-Bloc & TWO ALLOCATED PARKING SPACES
- Open-Plan Kitchen / Dining Room
- Conservatory With Direct Access To Garden
- Principle Bedroom With En-Suite Shower Room

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

Offers in excess of

£515,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108360



Property Ref:
HFD108360 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk