

45 Iron Drive  
Herford, SG13 7SL  
Guide price £379,995

**ma**  
morgan alexander







## 45 Iron Drive Hertford, SG13 7SL

Morgan Alexander are delighted to offer this well-presented three-bedroom family home located within a popular development in the ever-desirable SG13 postcode.

Set within easy reach of Hertford's vibrant town centre and surrounded by superb local amenities, this property is offered chain free and presents an ideal opportunity for first-time buyers, young families or investors alike.

The accommodation comprises a welcoming entrance hallway, a spacious kitchen/dining room ideal for modern living, and a generous living room with views onto the garden. Upstairs offers three well-proportioned bedrooms, a stylish modern family bathroom, and an additional cloakroom/WC for added convenience.

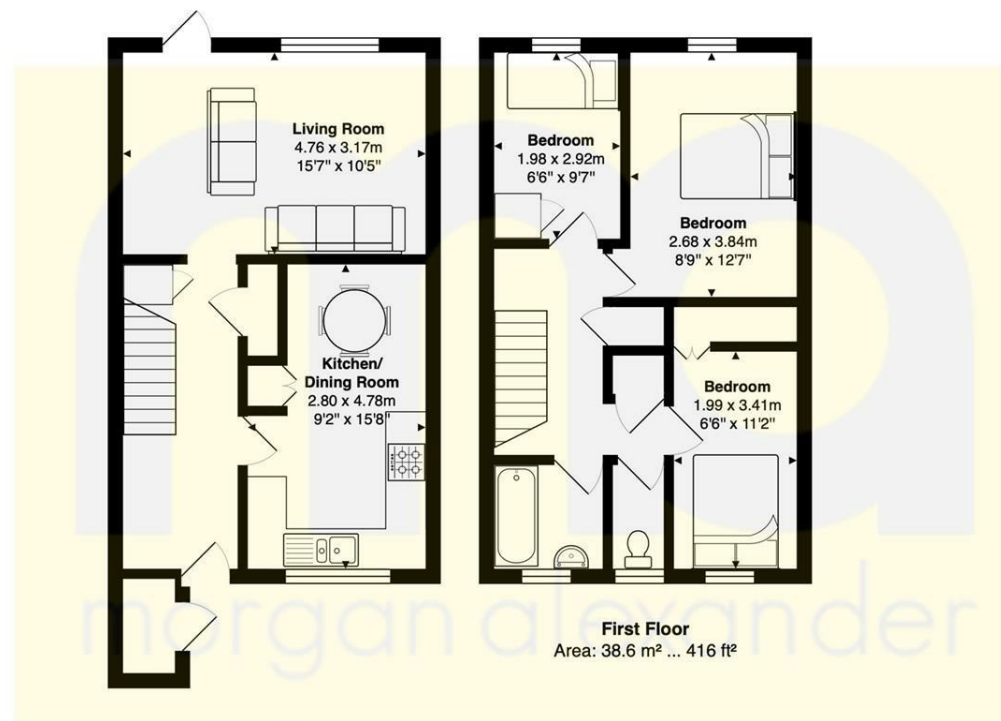
Externally, the property enjoys a private rear garden, perfect for entertaining or unwinding, and benefits from residents' parking.

Iron Drive sits just moments from a convenience store with post office, McDonald's, and M&S garage, whilst expansive green spaces such as Hartham Common and The Meads are only a short walk away—ideal for those seeking a balance of town and nature. There's also a large nearby park featuring play and exercise equipment, basketball court, and open fields, all just two minutes from your doorstep.

Hertford is well regarded for its excellent local schooling, sports facilities, and thriving social scene. With two mainline train stations providing direct access into London and the A10 close by, this is a perfectly located home for commuters and families alike.







**Ground Floor**  
Area: 39.9 m² ... 430 ft²

**Total Area: 78.6 m² ... 846 ft²**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
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| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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