

7 Martins Drive
Herford, SG13 7TA
Guide price £670,000

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The property is approached via a welcoming entrance hallway, providing access to a generous living room and a convenient downstairs cloakroom, with stairs rising to the first floor. To the rear, a stunning kitchen/breakfast room is fitted with a comprehensive range of high-specification appliances, complemented by bi-fold doors opening directly onto the rear garden - ideal for entertaining and family gatherings. Adjoining the kitchen is a separate dining room and a bright conservatory, both benefitting from underfloor heating, providing further versatile reception space.

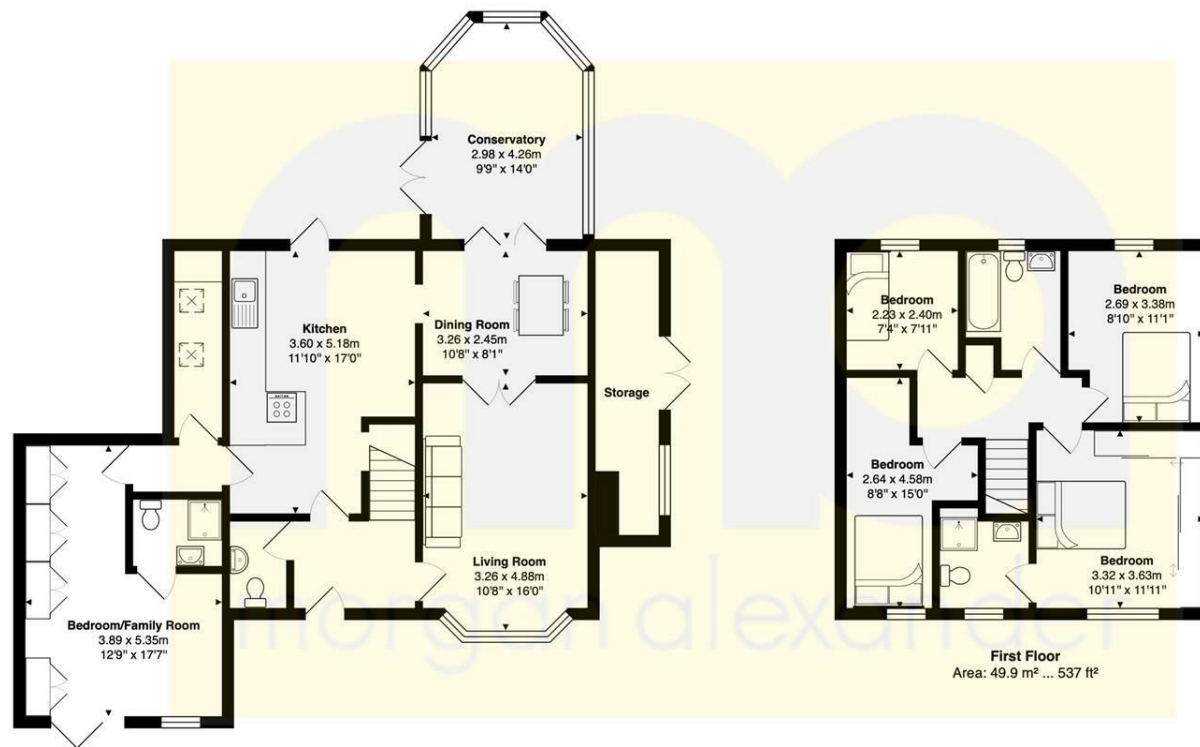
The ground floor also features a practical utility room along with an additional family room, which could equally serve as a fifth bedroom, benefitting from its own en-suite shower room.

Upstairs, the principal bedroom boasts built-in wardrobes and an en-suite shower room, whilst three further bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a private south-facing rear garden and a driveway to the front providing ample off-street parking.

Hertford remains a highly sought-after location, well-served by an excellent choice of schooling for all age groups, a wide variety of sports and leisure facilities including Hartham Park and swimming pool, as well as a diverse range of shops, restaurants and bars. For the commuter, Hertford offers two mainline stations with services into London.





Ground Floor
Area: 96.8 m² ... 1042 ft²

Total Area: 146.7 m² ... 1579 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, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk