

33 Martins Drive
Hertford, SG13 7TA
Guide price £725,000





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VENDOR SUITED - This impressive family home which is 1560sqft, arranged over three floors, offers generous and versatile accommodation in one of Hertford's most sought-after locations.

The ground floor begins with a welcoming entrance hallway leading to a spacious living room and a convenient downstairs cloakroom. To the rear, a stunning kitchen/breakfast room is fitted with a comprehensive range of high-specification appliances and opens directly onto the private south-facing garden, creating the perfect space for everyday family life and entertaining. The former garage has been thoughtfully converted into a comfortable bedroom with en-suite shower room, providing an ideal option for visiting guests, elderly relatives, or teenagers seeking independence.

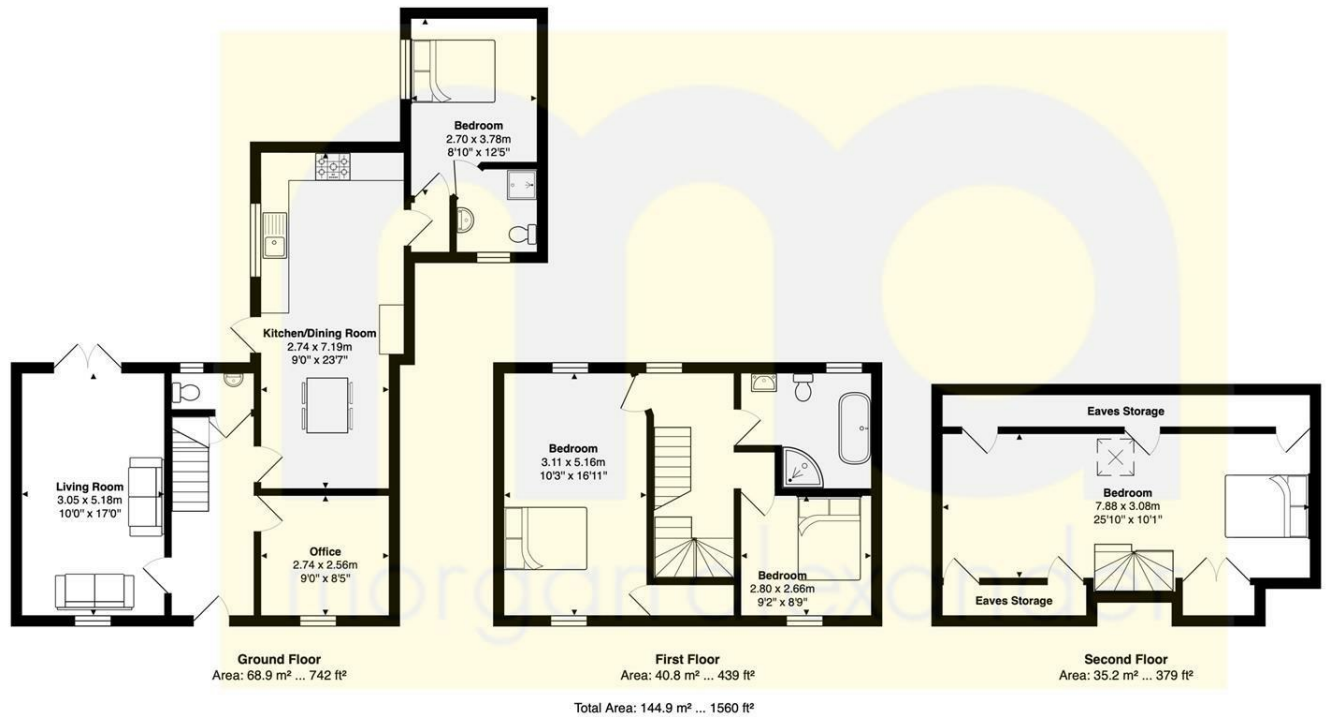
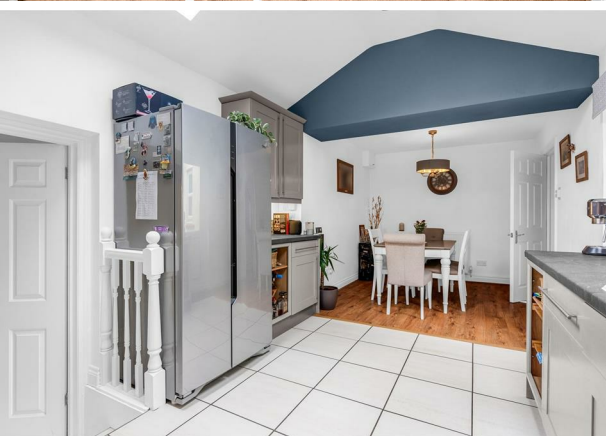
On the first floor, Two well-proportioned bedrooms are complemented by a modern family bathroom.

The second floor has been recently converted to create an extra-large loft room, offering great flexibility as a further bedroom, hobby space, or play room.

Externally, the property enjoys a private south-facing rear garden together with a generous driveway to the front, providing off-street parking for up to five cars.

Hertford is a vibrant and desirable market town, well known for its excellent schools, wide range of sports and leisure facilities, and diverse selection of shops, restaurants and bars. For commuters, Hertford is exceptionally well connected with two mainline stations offering direct services into London.





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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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) 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			England & Wales		
EU Directive 2002/91/EC			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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