

29 Martins Drive  
Herford, SG13 7TA  
Guide price £635,000

**ma**  
morgan alexander





## 29 Martins Drive Herford, SG13 7TA

Situated in a prime position within the popular Foxholes development, this beautifully extended and immaculately presented four bedroom detached family home offers well balanced accommodation ideally suited to modern family living.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a guest cloakroom/WC. To the rear, a spacious living room provides an excellent space for both relaxing and entertaining, flowing through to a bright conservatory that opens onto the garden and allows an abundance of natural light.

The kitchen is fitted with a comprehensive range of quality units and integrated appliances, with direct access to the garden. In addition, a highly versatile playroom offers flexibility and could equally serve as a home office, snug or hobby room depending on a buyer's needs.

Upstairs, the principal bedroom benefits from an en-suite shower room. Three further well proportioned bedrooms are served by a family bathroom, creating an ideal layout for a growing family.

Externally, the property enjoys a landscaped private rear garden providing a wonderful space for children to play, as well as for outdoor dining and entertaining. To the front, a private driveway provides ample off street parking.

Martins Drive is perfectly positioned to enjoy the best of Herford living. The property falls within the catchment area for a number of Hertfordshire's most sought after primary and secondary schools, making it particularly appealing to families. Herford town centre is within comfortable walking distance or just a five minute drive, offering an excellent range of independent shops, restaurants, cafes and bars. Ware town centre is also close by, approximately seven minutes by car.

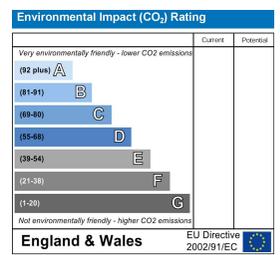
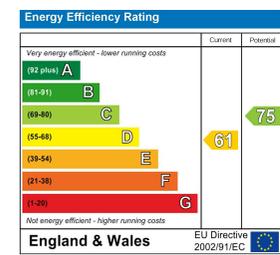




**Approximate Gross Internal Area 1248 sq ft - 116 sq m**

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 523 sq ft – 49 sq m



**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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