

13 Martins Drive
Herford, SG13 7TA
Offers in excess of £700,000

ma
morgan alexander





13 Martins Drive Hertford, SG13 7TA

The property welcomes you via a bright and spacious entrance hall, with stairs rising to the first floor and access to a cloakroom/WC. To the front, a generous living room enjoys a feature fireplace and attractive bay window, providing an inviting space to relax and unwind.

The heart of the home is undoubtedly the superb kitchen/breakfast room, which has been fitted to a high specification with a comprehensive range of quality units and integrated appliances, all centred around an impressive central island — perfect for casual dining or entertaining. This space flows effortlessly into the dining room, flooded with natural light courtesy of a skylight and French doors opening onto the rear garden, while further double doors provide a seamless connection back into the living room — an ideal layout for both entertaining and day-to-day family life. A lovely touch throughout the ground floor is the tasteful Amtico wood flooring that runs through the entrance hall, kitchen, and dining room, adding warmth and character.

Upstairs, the principal bedroom features fitted wardrobes and an en-suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom, making this an ideal home for a growing family.

Externally, the property offers a landscaped private rear garden, while to the front there is ample off-street parking via the private driveway along with access to the garage.

Martins Drive is perfectly positioned to take full advantage of everything Hertford has to offer. The area is renowned for its excellent schooling options, a wealth of sporting and leisure facilities including Hartham Park and swimming pool, and a vibrant town centre offering a fantastic array of shops, restaurants and bars. For commuters, Hertford is exceptionally well served by two mainline stations providing direct services into London.

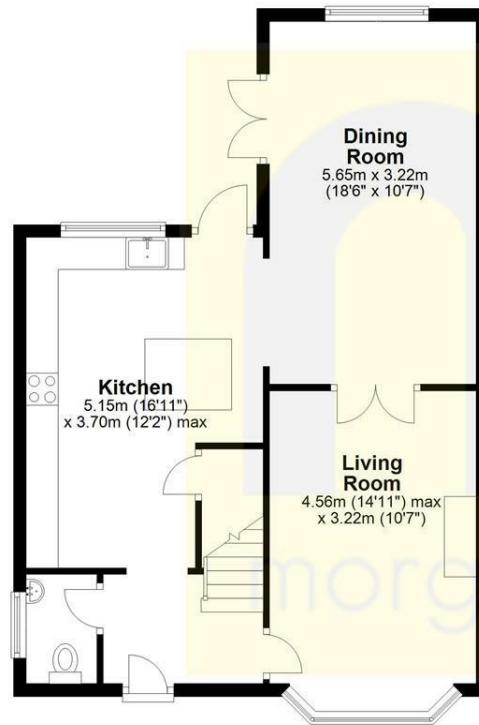
Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.





Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



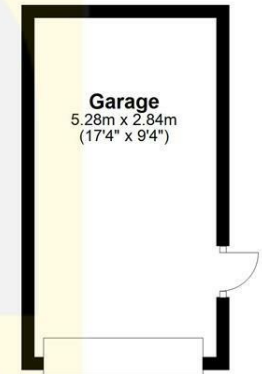
First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.4 sq. feet)



Total area: approx. 124.5 sq. metres (1340.1 sq. feet)

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 an 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.
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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			(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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