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46 Foxes Close, Hertford, SG13 7UA

Asking Price £675,000

Tucked away in a highly sought after cul-de-sac in the Foxholes development, this extended four bedroom family home offers spacious and versatile living in the desirable SG13 catchment area.

The ground floor has a lovely flow, perfect for modern family life. There is a bright and airy lounge diner that opens out onto the garden, a stylish kitchen breakfast room with integrated Neff appliances, a separate living room, and a cosy family snug, ideal for relaxing or entertaining.

Upstairs, you will find four generously sized bedrooms. The master bedroom features a dressing area and en suite, while the main family bathroom serves the remaining rooms. There is also the added bonus of two loft spaces providing excellent storage.

Outside, the property offers off street parking for two cars and a beautifully landscaped rear garden with a patio and raised lawn, a great private space to unwind or host guests.



Entrance Hall

4'1 x 2 (1.24m x 0.61m)

Lounge / Diner

22'8 x 10'2 max (6.91m x 3.10m max)

Kitchen breakfast Room

20'4 x 9'1 max (6.20m x 2.77m max)

Dining Room

10'2 x 10 max (3.10m x 3.05m max)

Sung

11'6 x 6'8 (3.51m x 2.03m)

First Floor

Master Bedroom

20'3 max x 10'3 max (6.17m max x 3.12m max)

En-Suite

Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)

Bedroom Three

9'6 x 8'2 (2.90m x 2.49m)

Bedroom Four

8'1 x 7'7 (2.46m x 2.31m)

Family Bathroom

Outside Space

Off Street Parking

Rear Garden with Side Access

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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