



**Bryan Bishop**  
*and partners*

**Primrose Drive**  
**Hertford, SG13 7TG**







# Primrose Drive

Hertford, SG13 7TG

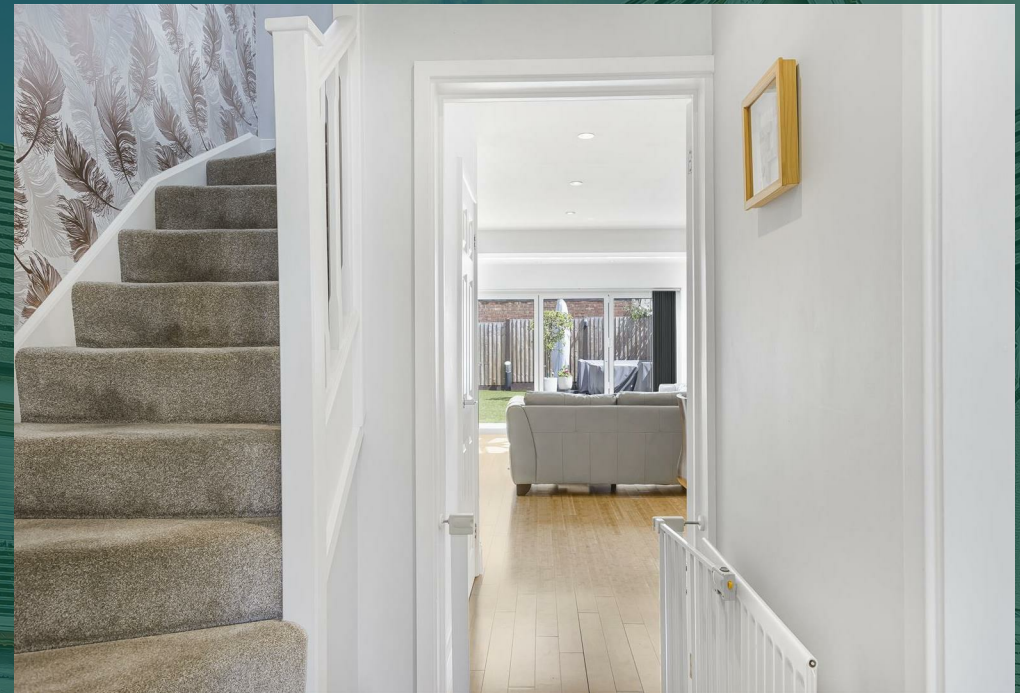
Primrose Drive - An exceptionally well presented three-bedroom, end-terrace family home located within a quiet cul-de-sac on the popular Foxholes development.

Enter via the covered porch into the entrance hallway with laminate flooring, leading to the cloakroom with front aspect window. The kitchen comprises of a range of base and eye level units, fitted appliances and a front aspect window. To the extending living/dining room, offering large amounts of light and airy accommodation, a perfect recreational space. A set of bi-fold doors lead out to the rear garden.

To the spacious first floor landing, where there are two good-sized double bedrooms, each with their own fitted wardrobes. There is also a further third bedroom, currently serving as a home office with additional storage. The three bedrooms are served by a well finished family bathroom.

The exterior of the property to the rear compromises of a lovely low-maintenance rear garden with patio entertainment area and laid-to artificial grass. The garden also benefits from exterior lighting, garden shed and external door leading to the garage. The front of the property consists of a further low-maintenance front garden and off-street parking for three cars.

Hertford town is notorious for its excellent choice of local schools, both primary and secondary. Sports/recreational requirements are well catered for, including recently refurbished Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford also benefits from two (North/East) mainline stations to London.



















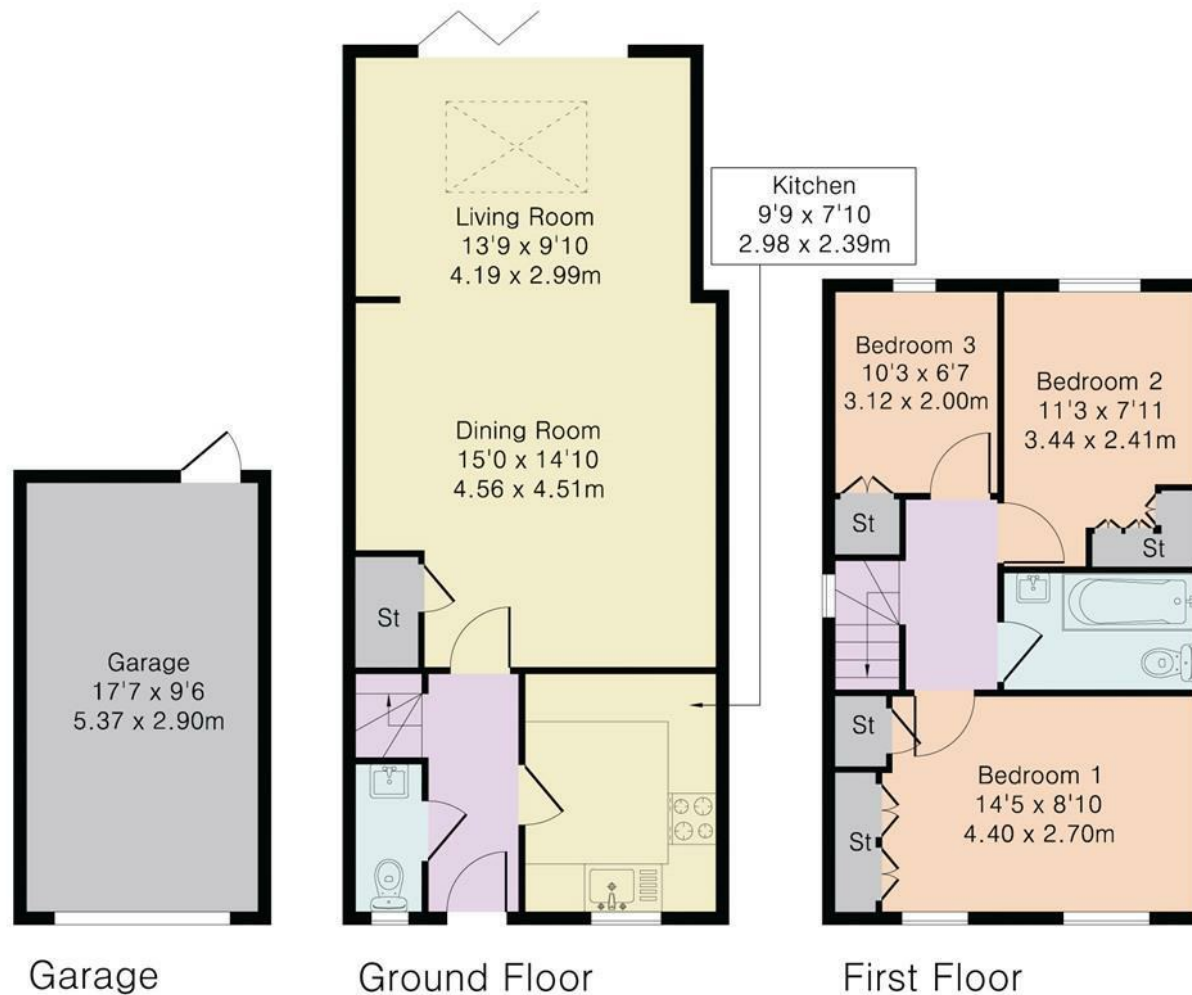


Approximate Gross Internal Area 1053 sq ft – 98 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 168 sq ft – 16 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		















**Bryan Bishop**  
*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

