

# Hamptons

INTERNATIONAL



## The Squirrels, Hertford, SG13

4  2  2 

GUIDE PRICE

**£850,000**

**(£850,000)**

## Property details




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### Key features

- **Foxholes Development**
- **Extended**
- **Garage**
- **En-Suite**
- **Cul-De-Sac**
- **Utility Room**

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## Description

A beautifully presented and extended four-bedroom detached family home, ideally situated within the highly sought-after Foxholes development. The ground floor offers a welcoming entrance hall, a convenient downstairs WC and a bright sitting room positioned to the front aspect. This flows seamlessly into a spacious dual-aspect dining/reception room, providing an excellent space for both family living and entertaining, with direct access to the rear garden. The kitchen is well maintained and fitted with a range of wall and base units, leading through to a practical utility room and onward access to the garage. Upstairs, the property boasts a generous principal bedroom complete with fitted wardrobes and a private en-suite. Three further well-proportioned bedrooms are served by a modern family bathroom, making this an ideal home for growing families. Outside a beautifully established wrap-around rear garden, thoughtfully designed to offer both relaxation and charm. The space features a spacious decking area ideal for outdoor seating, a well-maintained lawn, and an array of flower beds and mature shrubs adding colour and texture throughout. A feature pond enhances the tranquil atmosphere, while convenient pedestrian side access completes this inviting outdoor setting. Situation Lying on Hertfordshire's border with Essex, Hertford boasts the best of country living within touching distance of the capital. Hertford castle overlooks the town, whilst four rivers run through its heart, linking it to an assortment of country walks. Two stations tie the town to Moorgate and Liverpool Street, making it a popular location for city workers. The town's prestigious schools and market town architecture make it ideal for family life as well as those looking for a quiet home to settle down in. Foxholes is conveniently located with easy access to the highest rated and most sought after primary and secondary schools (Simon Balle, Richard Hale and Presdales). Property Ref Number: HAM-64091



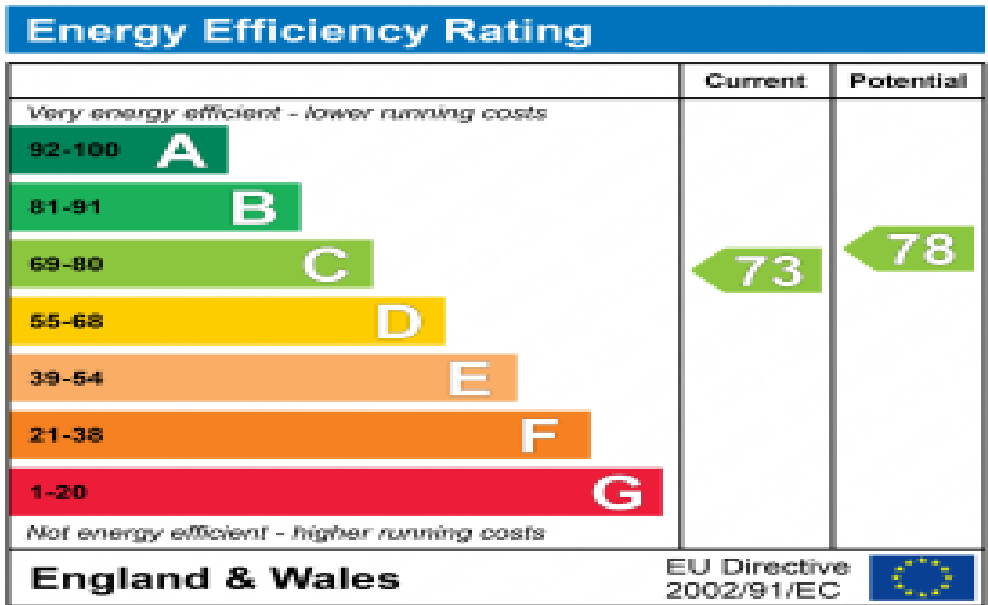
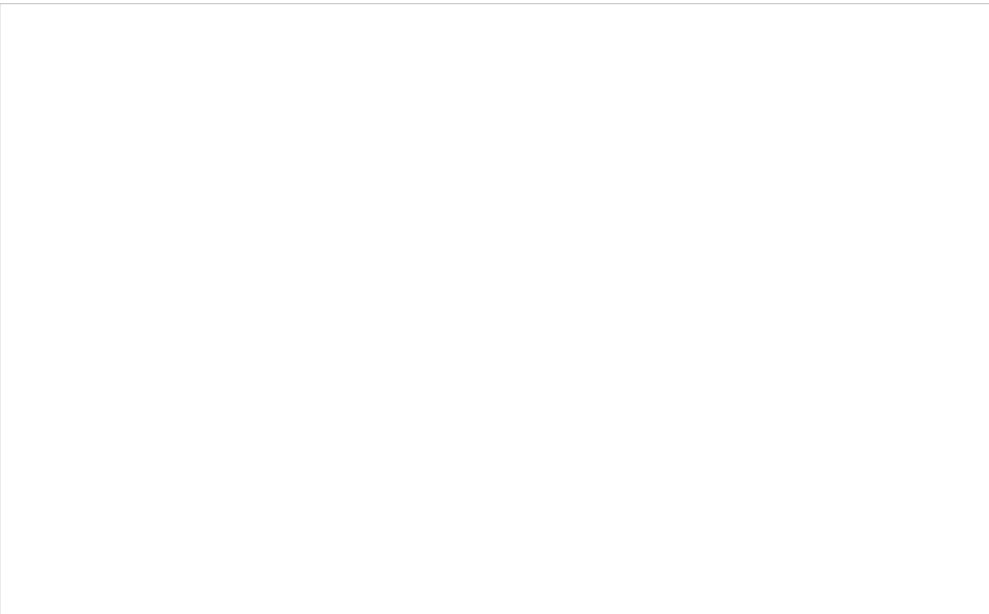






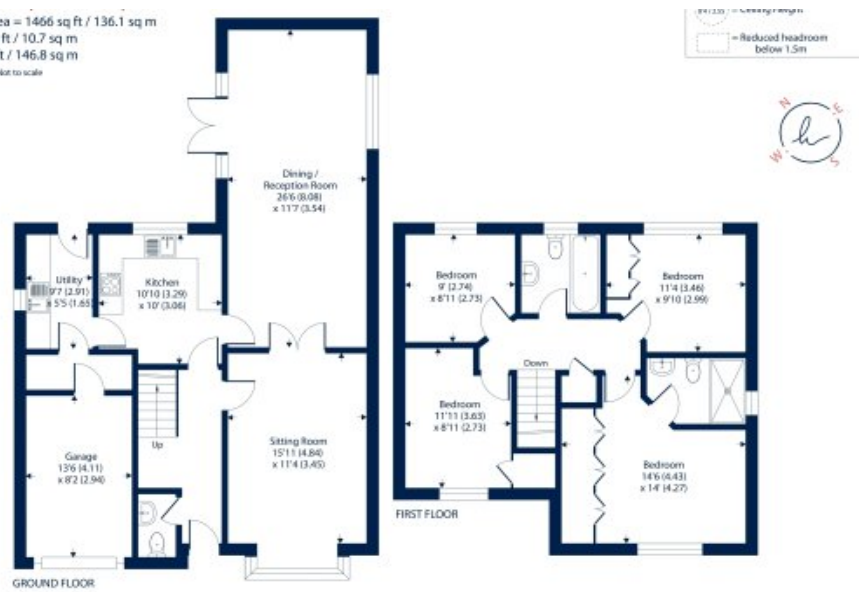






# Floor plan

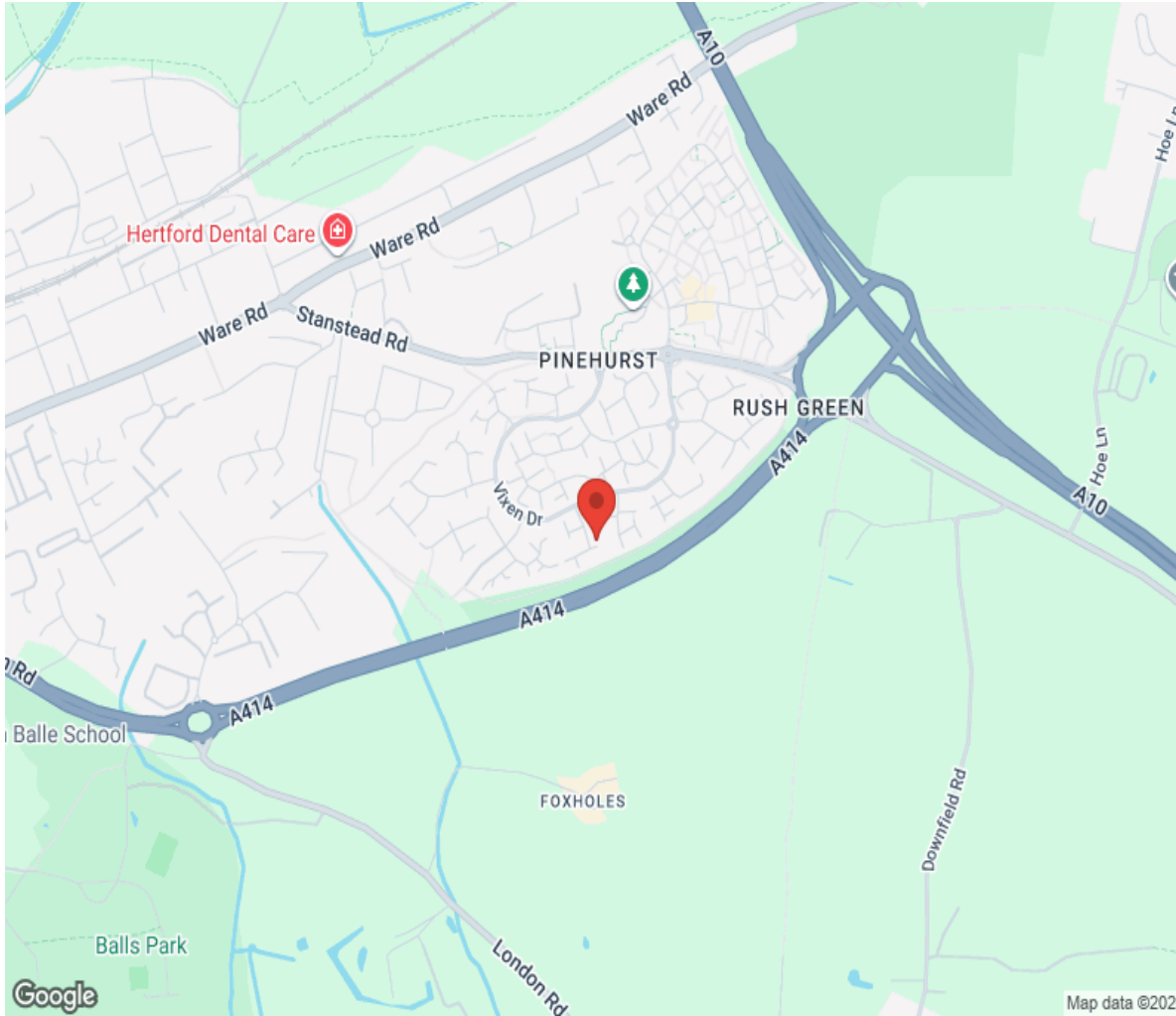
Approximate Area = 1466 sq ft / 136.1 sq m  
Garage = 116 sq ft / 10.7 sq m  
Total = 1582 sq ft / 146.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location

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