



Steven Oates are pleased to offer for let this 5 bedroom detached family home located on this private Lane in Hertford Heath. The property features five bedrooms, four bathrooms, four reception rooms, garage with driveway, front and rear gardens. Available mid-September. Unfurnished.

The Roundings is a private country lane which directly adjoins a large nature reserve of approximately 28 hectares of woodland and low land heath, whilst the College Arms pub is also only a short stroll away. The nearby towns of Hertford and Hoddesdon are both within a short drive away and provide a good selection of shops, restaurants and mainline train stations with fast services to Central London.









TOTAL APPROX. FLOOR AREA 3013 SQ. FT. (279.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.