



Self Contained Annexe

Five Bedrooms in Total

Good Size Rear Garden

Sought after Village of Newgate Street

Carriage Driveway

Flexible Accommodation



Oak Lodge Ponsbourne Manor
Hertford, SG13 8QR

£995,000

Thomas Childs & Co are delighted to offer this five bedroom detached chalet bungalow, currently configured to offer a self contained two bedroom annexe, ideal for multi generational living. The property is situated in the sought after village of Newgate Street, which boasts among other things a school, a church and two popular pubs. Cuffley, a short drive away has many shops, restaurants and a mainline train station accessing Moorgate and Kings Cross. The accommodation is flexible and is currently laid out to include a sitting room, dining room, large kitchen, an addition reception room/bedroom and bathroom. On the first floor are two additional bedrooms with a bathroom. The annex has two bedrooms, a shower room, a kitchen/dining/sitting room and conservatory. The property could easily be rearranged to make one family home. The outside has a carriage driveway offering off street parking and a good size rear garden which is mainly laid to lawn with a decked seating area. We strongly advise viewing to appreciate the space and flexible accommodation on offer. Please telephone 01992 721321 to book an appointment

Newgate Street Village

Approximate Gross Internal Area = 2821 sq ft / 262.1 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 39 sq ft / 3.6 sq m
 Total = 2860 sq ft / 265.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy performance certificate (EPC)

Oak Lodge Ponsbourne Manor
Newgate Street Village
HERTFORD
SG13 8QR

Energy rating
D

Valid until: **12 May 2027**

Certificate number: **8100-2691-3129-1097-6533**

Property type	Detached house
Total floor area	180 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.