



CHAIN FREE

Four Receptions

Private Road in Centre of Town

Five Bedroom Detached House

Double Garage and Private Driveway

Close to Hertford North Station and Town Centre

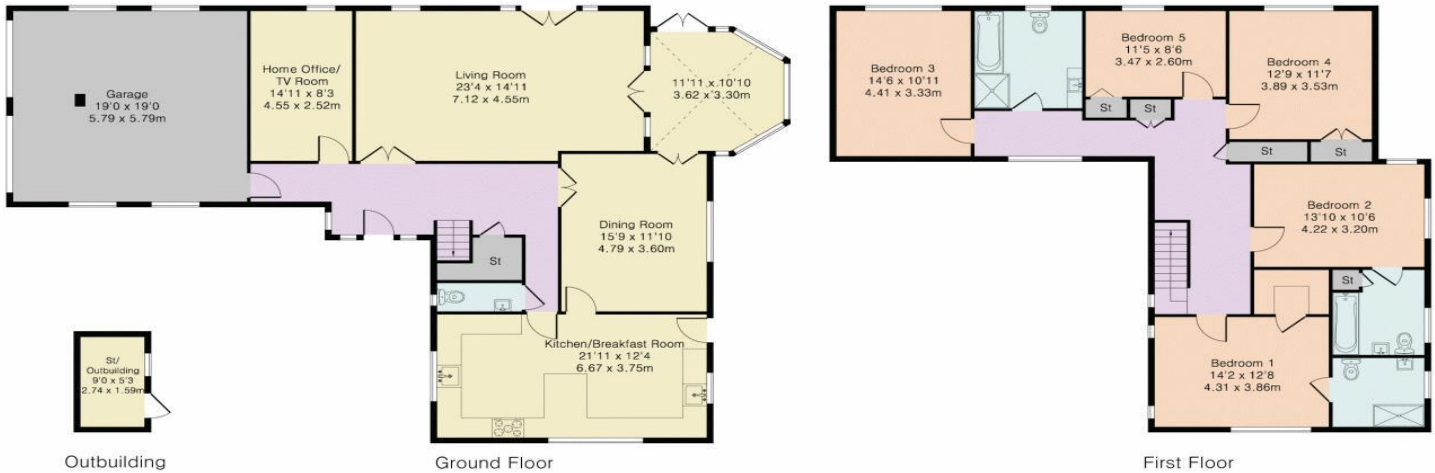


6 Rockleigh
Hertford, SG14 1LS

£1,575,000

****Chain Free**** Thomas Childs & Co are delighted to offer this spacious and unique five bedroom detached family home situated in a secluded "private island" location within walking distance to the centre of Hertford. Hertford North Station, with direct links to London via Finsbury Park and Moorgate is a short walk away. The flexible and vast accommodation on the ground floor all leads off a central hallway and comprises of a bespoke German kitchen/breakfast room with integrated Miele appliances and units, dining room, living room with gas fireplace, TV room/home office, downstairs cloakroom and a conservatory. There is direct access to the spacious double garage from the hallway. Upstairs, the principal dual aspect bedroom has a walk in wardrobe and en-suite shower room. The second largest bedroom, also dual aspect, has the benefit of an en-suite bathroom. There are a further three good sized double bedrooms and a family bathroom with separate shower cubicle and bath. The South and West facing garden is truly unique. It includes a selection of mature trees and plants as well as the added bonus of having a beautiful bridge leading to a tranquil, private waterside garden overlooking a chalk Mill stream from the River Beane. There is also a front garden and a driveway with additional parking for three cars. Excellent private schools are close by, including Haileybury College and Heath Mount School. Rockleigh is a private road situated off North Road near central Hertford. It is perfectly located being close to the A414 towards London or Cambridge, Hertford North Station and Hertford town centre.

Approximate Gross Internal Area 2925 sq ft – 272 sq m
 Ground Floor Area 1662 sq ft – 154 sq m
 First Floor Area 1215 sq ft – 113 sq m
 Outbuilding Area 47 sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

6 ROCKLEIGH HERTFORD SG14 1LS	Energy rating D	Valid until: 13 April 2031
		Certificate number: 3039-4524-7000-0444-5292

Property type

Detached house

Total floor area

227 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.