



Four Bedroom Family Home.

Private Driveway

Fantastic Views over North Hertford

Large Town Garden

Walking Distance to Hertford North Station

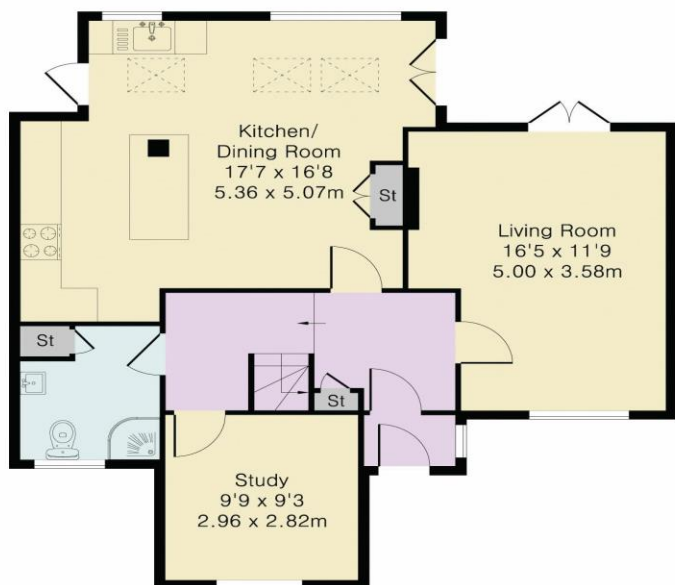


2 Hornbeam Close
Hertford, SG14 3AH

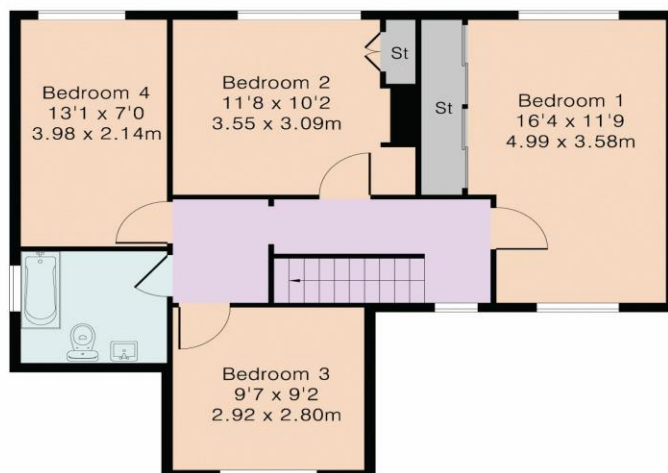
Offers in Excess of
£899,950

Thomas Childs & Co are delighted to bring to market this four bedroom family home hidden away on Hornbeam Close in Bengeo, Hertford. The house is entered via a private drive for two cars and into a porch and entrance hall. The kitchen/diner is a large sociable space with outstanding views and access to a galleried viewpoint and garden. The ground floor also has a large lounge with fire place, study and a newly re-modelled downstairs WC and shower room. The first floor offers a large principal bedroom with built in storage and again great views. There are three further double bedrooms and a family bathroom (again, newly re-modelled). There is a large loft space which has floor boards throughout and could be converted into additional living space. The garden is a very good size and is terraced and filled with mature shrubs and trees. There are some great storage rooms under the house accessed via the garden and a large patio. Hornbeam Close is a private no through road which is neatly tucked away in Bengeo. The road benefits from being very close to Hertford North Station and there are countryside walks on your doorstep. Bengeo has its own shops and Hertford town centre is a short walk away. Hertford has the benefit of many good schools, both private and state and the town has some fantastic pubs, restaurants, parks, rivers and walks. We even have our very own castle and theatre! We highly recommend you view this house. Rarely do houses come up for sale in this quiet location.

Approximate Gross Internal Area 1378 sq ft – 128 sq m
 Ground Floor Area 746 sq ft – 69 sq m
 First Floor Area 632 sq ft – 59 sq m



Ground Floor



First Floor



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)

2 HORNBEAM CLOSE HERTFORD SG14 3AH	Energy rating E	Valid until: 27 January 2031 Certificate number: 8300-6360-0722-8025-3993
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Property type Semi-detached house

Total floor area 124 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 energy rating is E. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 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.

For properties in England and Wales:

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

Breakdown of property's energy performance