THOMAS CHILDS &

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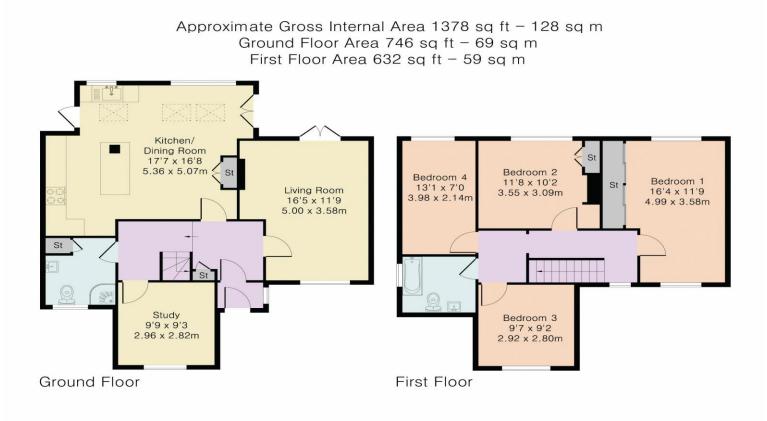


Four Bedroom Family Home. Fantastic Views over North Hertford Walking Distance to Hertford North Station Private Driveway Large Town Garden



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.





Although Pink Plan Itd 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 Valid until: 27 January 2031	
	Certificate 8300-6360-0722-8025-3993 number:	
Property type	Semi-detached house	

Rules on letting this property

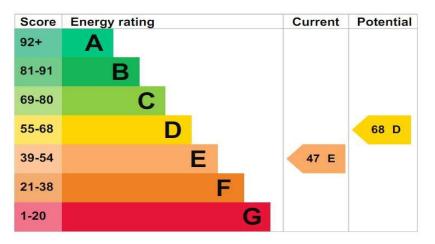
Properties can be let if they have an energy rating from A to E.

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

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.



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

NEY LAUNDERING REGULATIONS 2003 nding 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. E PROPERTY MISDESCRIPTIONS ACT 1991 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

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 meet theore for the activity and approved from the acouste.