

THOMAS CHILDS & CO

ESTATE AGENTS

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Four Bedroom Freehold Family Home

Large Garden

Tastefully Re-modelled 1950's House Boasting over 2500 Sq Ft

Exceptional Amount of Off Street Parking

Walking Distance to Hertford Town Centre and

Easy Access to A10 and London



105 Ware Road
Hertford, SG13 7EE

Guide Price
£1,250,000

Thomas Childs & Co are delighted to bring to market a 1950's semi-detached family home that has been tastefully re-modelled throughout to create over 2300Sq Ft of luxury living. The home is conveniently located on Ware Road and Level walking distance to Hertford Town centre and Hertford East Station. The SG13 School catchment is ideal for Richard Hale, Simon Balle and Presdales. The ground floor offers an entrance hall with storage, a large Living room, dining / Snug room leading to a huge rear extension Kitchen/Diner/Family room that leads on to the large Patio and family garden. There is also a downstairs modern shower room with W.C. This is ideal to future proof the house for ground floor living. The first floor has four double bedrooms. The principle bedroom is vast and offers a bright period window and en-suite shower room. The second bedroom is at the rear of the house and also offers an en-suite shower room. Bedrooms three and four are large doubles and are serviced by a large family bathroom with a bath and separate shower. There are two large storage cupboards on this floor. The roof space is large and there is potential scope to go into the roof subject to the correct permissions. The front drive is large and there is lots of parking for many cars. There is also side vehicular access wide enough for further cars or extensions if needed. The rear garden is large and there is a dilapidated brick outbuilding that is in need of bring back to life. The building would be ideal for a garden room, gym or home office. We highly recommend viewing this house as it is in fantastic condition and views very well. The house is chain free. Viewings strictly by appointment only. Contact Thomas Childs & Co

Approximate Gross Internal Area 2519 sq ft – 233 sq m
 Ground Floor Area 1271 sq ft – 118 sq m
 First Floor Area 963 sq ft – 89 sq m
 Outbuilding Area 285 sq ft – 26 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)

105 Ware Road HERTFORD SG13 7EE	Energy rating C	Valid until: 6 May 2034
		Certificate number: 0124-3037-5205-8714-6204

Property type	Semi-detached house
Total floor area	220 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 C. It has the potential to be B.

[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		83 B
69-80	C	78 C	
55-68	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.