



**Chain Free**

**Quiet Town Centre Gated Location**

**Integral Double Garage**

**Four Double Bedrooms**

**Principal Suite With Dressing Area and en-suite Shower Room**

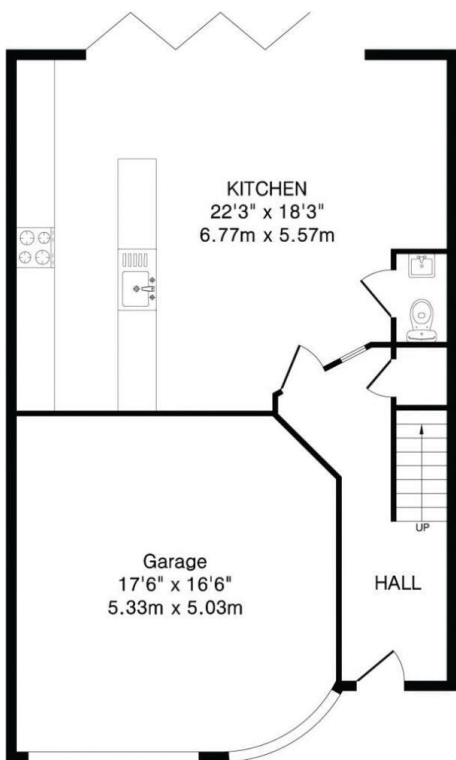
**Excellent EPC Rating of B**



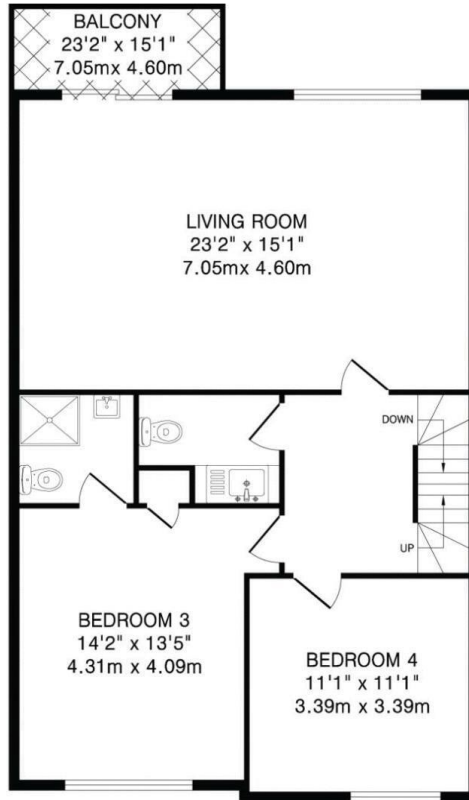
**10 Crosier Place**  
Hertford, SG14 1SQ

**Offers in the Region  
Of £1,195,000**

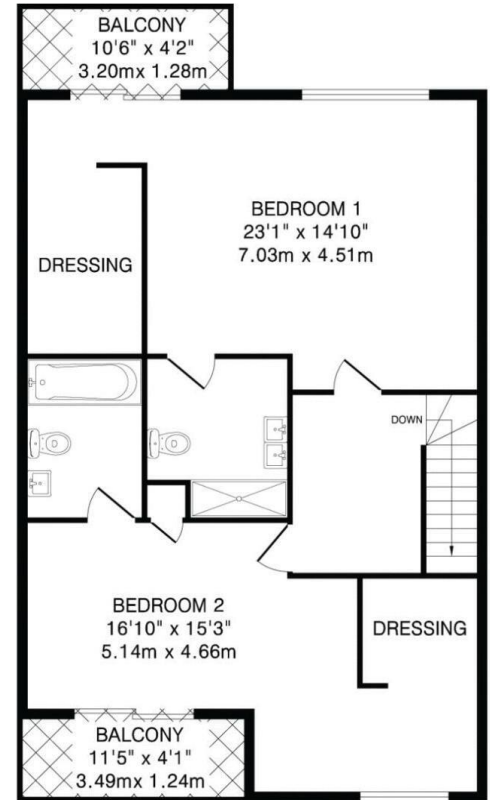
**\*\*Chain Free\*\*** Thomas Childs & Co are delighted to market this notable four bedroom townhouse situated in an exclusive gated location in the heart of Hertford. The property offers spacious, well considered accommodation spread over three floors, built to a very high standard by local builders Sandhill Homes in 2012 this home offers a modern feel with complimentary features you would expect in a house of this quality. With over 2400 sq ft of space, including an impressive principle bedroom suite, large kitchen/family room, first floor sitting room with balcony, a double garage and westerly facing beautifully landscaped courtyard garden, this house really does offer a great family space and is ideal for entertaining. Please do call the office for more details on the spec and to arrange a viewing.



Ground Floor  
773 sq.ft.(71.7 sq.m)approx.



First Floor  
828 sq.ft.(76.9 sq.m)approx.



Top Floor  
785 sq.ft.(72.9 sq.m)approx.

**TOTAL FLOOR AREA: 2386 sq.ft.(221.5 sq.m)approx.**

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



# Energy performance certificate (EPC)

10 Crosier Place HERTFORD SG14 1SQ	Energy rating	Valid until:	4 March 2034
	<b>B</b>	Certificate number:	0370-2645-9370-2304-8575

Property type	Mid-terrace house
Total floor area	216 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 B. 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	84 B	87 B
69-80	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.