



Great commuter links via Trains and major road A10, M25, M11, and A1.

Features high ceilings, sash windows, cast iron radiators

63 acres of beautiful park land

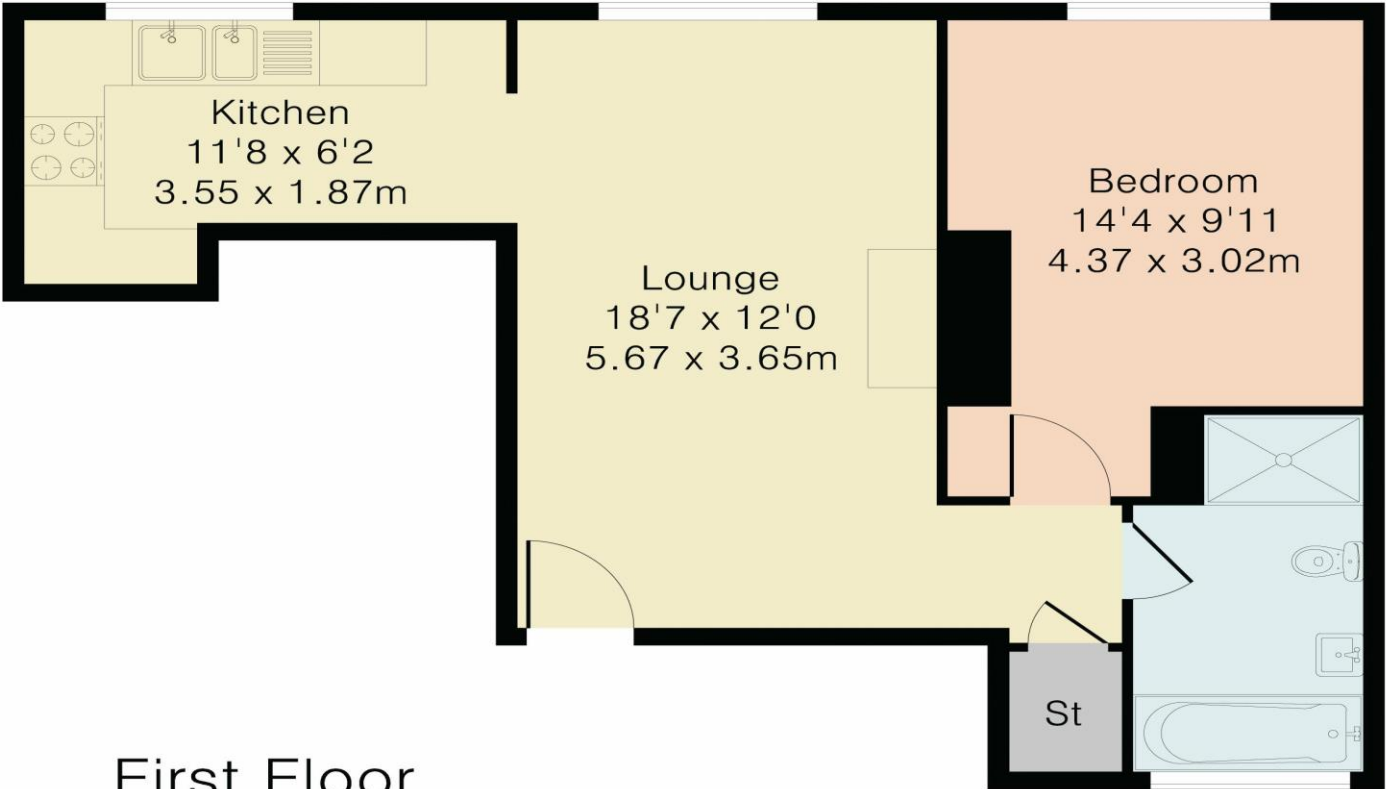


9 The Stables
Hertford, SG13 8FP

£275,000

Thomas Childs are delighted to bring to the market this beautifully finished property combining period charm with modern luxury. It features a spacious master bedroom, an open-plan living/dining area, a fully equipped kitchen, and a luxurious bathroom. high ceilings, sash windows, cast iron radiators. The property sits in 63 acres of beautiful communal parkland. Located on the Balls Park estate just outside Hertford Town which provides excellent transport links include two train stations with direct routes to London, plus easy access to the M25, A10, M11, and A1.

Approximate Gross Internal Area 492 sq ft – 45 sq m



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)			
9 THE STABLES ROAD FROM MANGROVE ROAD THROUGH BALLS PARK TO LONDON ROAD BALLS PARK HERTFORD SG13 8FP	Energy rating D	Valid until:	3 December 2030
		Certificate number:	9330-2524-4020-2900-3155
Property type		Top-floor flat	
Total floor area		43 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 D. 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

