

**THOMAS CHILDS & Co**  
ESTATE AGENTS

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**Exclusive Development Of Only Four Homes**

**Chain Free**

**Beautifully Decorated**

**German Design Kitchen**

**Principal Bedroom Suite With Dressing Room  
and En-Suite Bathroom**

**Flexible Accommodation**



**204A Hertingfordbury Road**  
Hertford, SG14 2LA

**Guide Price**  
**£1,250,000**



Thomas Childs & Co are delighted to bring to market this CHAIN FREE home on an exclusive private development of just four state of the art properties built in 2021. The home is split over three levels, offering flexible family living and great space for socialising. We expect a lot of interest in this fabulous home which really needs to be viewed to appreciate what it has to offer. The ground floor has an oversized double garage, an entrance hallway, games room, utility room, WC and shower room. The first floor has an open plan kitchen/dining/living space with access to the terrace and garden. The second floor comprises of the principal suite, with dressing room and ensuite bathroom, along with two further double bedrooms both with ensuite shower rooms. Throughout the home are large windows and doors making the property incredibly bright and light, with some amazing views. The outside terrace and gardens provide a space ideal for entertaining and relaxing and wraps around three sides of the home. There is also an EV charger. The home is finished to an impeccable standard featuring; luxury floor finishes, underfloor heating throughout and fully carpeted bedrooms, landing and stairs also including aluminium double glazed windows and patio doors. It has been beautifully decorated by the current owners, it has an award-winning German design SeiMatic kitchen, incorporating a central island with Corian kitchen surfaces and Siemens integrated appliances including a double oven and Novy induction hob and extractor. With the addition of a Beckermann fitted utility room that has been meticulously designed. The exclusive development is on the doorstep of the impressive Panshanger park, a popular local walking destination with sprawling lakes and fields. Remarkably, as well as having this gorgeous nature park on your doorstep, the development is a mere 10 minute walk (5 minute drive) from the picturesque town of Hertford, this beautiful town boasts independent shops, cafes, restaurants and bars, as well as having two stations with direct links into London in under an hour.

### PLOT 3



2516 sq ft (inc garage)



# Energy performance certificate (EPC)

204a Hertingfordbury Road HERTFORD SG14 2LA	Energy rating <b>B</b>	Valid until: <b>15 December 2031</b>
		Certificate number: <b>9666-3910-6302-5079-7204</b>

Property type	Semi-detached house
Total floor area	186 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	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

### 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.