



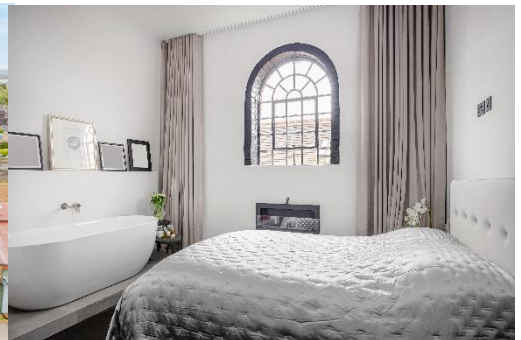
**THREE BEDROOM TOWN HOUSE**

**THREE FLOORS**

**TOWN CENTRE LOCATION NEXT TO PARK**

**UNDERGROUND PARKING FOR 1**

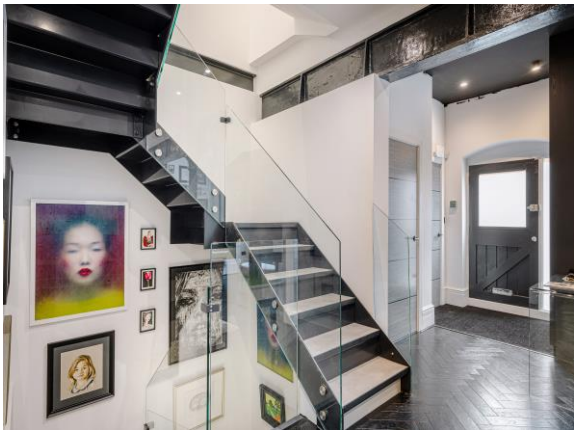
**CLOSE TO HERTFORD NORTH AND EAST STATIONS**



**2 Hertford Brewery Hartham Lane**  
Hertford, SG14 1FN

**Offers in the Region  
Of £895,000**

Thomas Childs and Co are delighted to bring the market this substantial three double bedroom mews house forming part of this exclusive converted and iconic building showcasing character and contemporary 'loft style' living arranged over three floors. With over 2000 sq ft of accommodation boasting a large living/kitchen area, three double bedrooms with the master bedroom benefitting from a luxurious en suite shower room. The current owner has re-modelled and tastefully refurbished the house throughout. Upon entering the house you are greeted by a remarkable open-plan living/dining/kitchen area boasting integrated appliances, Quartz worktops as well as distinctive engineered oak flooring. A glass partition has been added to create a cool studio/study. As you ascend the stairs to the first floor, you will discover three double bedrooms with the master bedroom benefitting from an in-room luxury bath unit. The second bedroom offers an en-suite shower room with the main bathroom set across the landing. To the lower ground floor you will find a incredibly expansive TV/games room along with a vast storage room. You will further benefit from an allocated parking bay within the electrically operated garaged parking area. The Brewery is an exclusive and one-of-a-kind collection of homes within one of Hertford's most iconic buildings. Originally built by the McMullen family of brewers, this local landmark has now been carefully restored and sympathetically converted into luxurious living spaces that offer the convenience of a new home yet still retain all the period and quintessential features. The development is located just moments from Hertford Town Centre and the many boutiques, shops and restaurants that are situated there. It is also minutes away from Hertford East and Hertford North stations that give direct access to London Liverpool Station in approx.. 50 minutes. There is also access to major road links A10, A414, A120, A1, M25, M1 and M11 all within a short drive.





# Energy performance certificate (EPC)

2 Hertford Brewery Hartham Lane HERTFORD SG14 1FN	Energy rating <b>C</b>	Valid until: <b>19 November 2029</b>
		Certificate number: <b>8399-4806-0739-7027-2913</b>

Property type	Ground-floor maisonette
Total floor area	187 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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