



Unique Hidden Detached House with Outstanding Views.

Three Receptions

Detached Garage

Three Double Bedrooms

Located on the Outskirts of Hertford with Views Over Goldings Park

Mature Gardens



202 North Road
Hertford, SG14 2PJ

**Offers in the Region
Of £899,995**

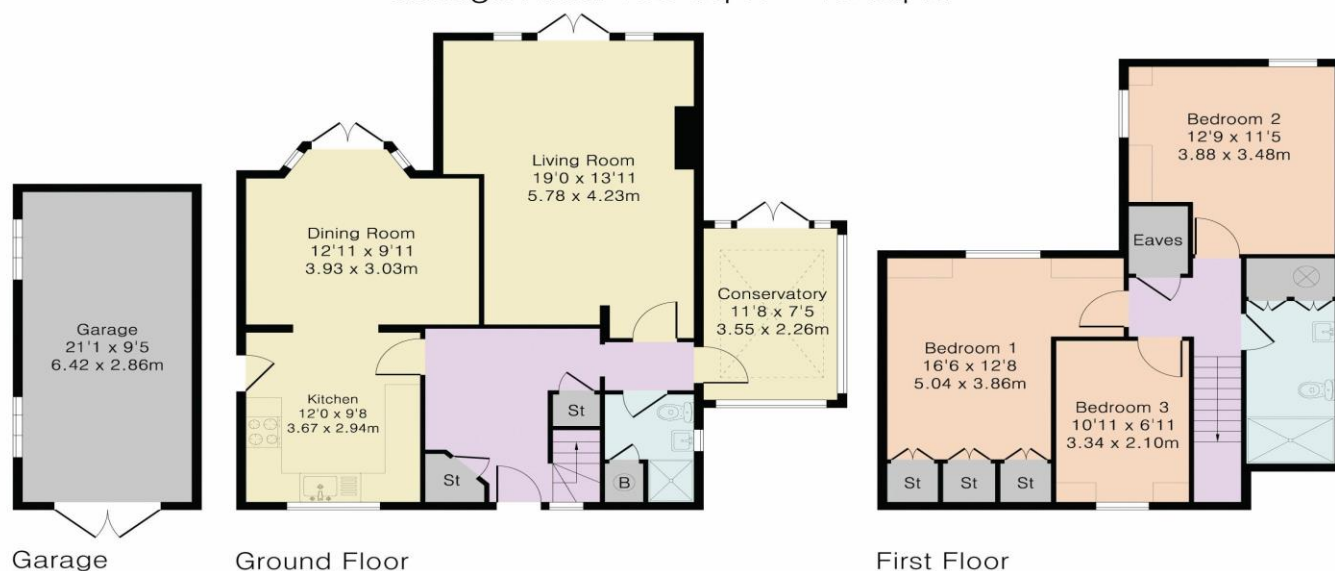
Thomas Childs & Co are delighted to introduce to the market this unique detached house located just off the North road on the outskirts of Hertford. Tucked away on a private location on High Molewood this house offers some outstanding views over the Goldings Estate and Hertfordshire countryside. The ground floor offers a welcoming hallway, a modern bright kitchen with dining room, a large living room and a garden room. There is a ground floor shower room and WC. The first floor offers a large principle bedroom with outstanding views, two further double bedrooms and a large family bathroom. There is plenty of storage cupboards throughout the house. The house is approached by via a private road and then a private drive which offers parking for many cars. There is a detached garage. The rear garden is mature and laid to lawn and there is a descending woodland/wild garden leading down to North Road. This property is located close to Hertford North Station and within a mile of the centre of Hertford Town. Please Contact Thomas Childs & Co for a viewing. 01992 721 321

Approximate Gross Internal Area 1502 sq ft - 139 sq m

Ground Floor Area 778 sq ft – 72 sq m

First Floor Area 526 sq ft – 49 sq m

Garage Area 198 sq ft – 18 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)

202 North Road HERTFORD SG14 2PJ	Energy rating C	Valid until: 19 March 2035
		Certificate number: 0330-2173-6470-2995-3745

Property type	Detached house
Total floor area	113 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	71 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.