



**A Detached, Freehold, Three Bedroom  
Goldings Estate Cottage**

**Modern Open Plan Kitchen, Large Double  
Reception**

**One of a Kind Detached House on the Estate**

**Three Double Bedrooms**

**Private Gated Estate**



**3 North Green Goldings**  
Hertford, SG14 2WE

**£1,250,000**

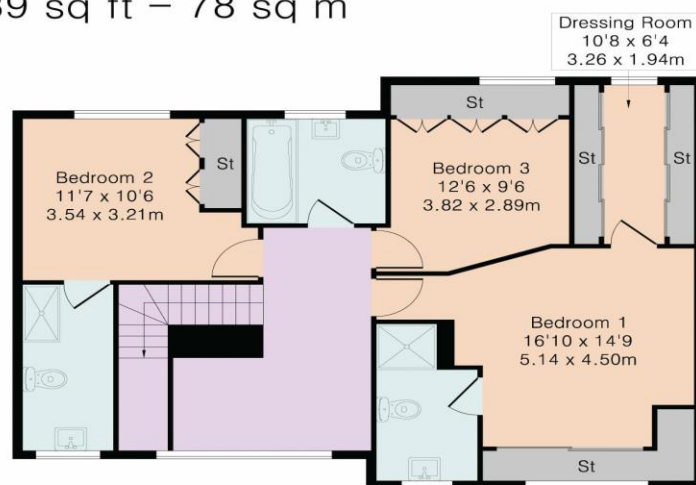
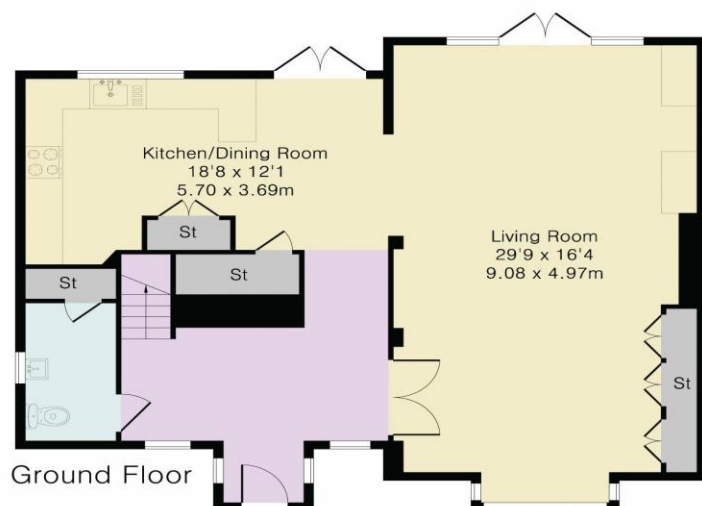


A rare opportunity to purchase this one off Goldings Cottage on the sought after North Green on the prestigious Goldings private estate near Hertford. Number three North Green is one of only five properties in arguably the best position on the estate, with outstanding views over the Hertfordshire countryside. What's more, the property is the only detached house on North Green. Key Points: Located within The Goldings, a prestigious private estate, this property benefits from secure, gated access. Entry is granted through electronic coded gates, which can conveniently be operated via your mobile phone, ensuring both ease and peace of mind. Three Double Bedrooms and Three bathrooms. All with Lovely Views Bright and spacious double lounge featuring a visible flame gas fire Full CCTV system installed, viewable via LCD screens in the kitchen and upstairs landing Modern open-plan kitchen with quality fittings and integrated Bosch appliances Use of two private parking spaces directly opposite the property. Additional two private parking spaces within a private carport Extra guest parking conveniently located behind the property. Landscaped rear garden complete with a wooden shed (included in the sale) This property is very rare and we anticipate a lot of interest. Viewings are strictly by appointment only. Please Contact Thomas Childs & Co on 01992 721 321

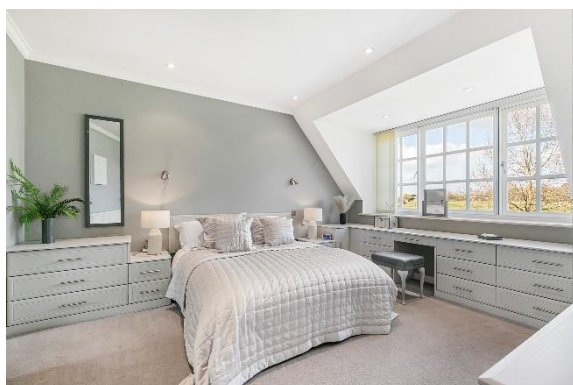
## Approximate Gross Internal Area 1778 sq ft - 165 sq m

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 839 sq ft – 78 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)

3 North Green Goldings HERTFORD SG14 2WE	Energy rating <b>C</b>	Valid until: <b>27 March 2035</b>
		Certificate number: <b>2365-3048-9207-3325-3204</b>

Property type	Detached house
Total floor area	165 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		84 B
69-80	C	76 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.