



Beautifully Maintained Old Rectory. Freehold and Detached

Four Receptions

Views of Hertford Castle and St Andrews

Seven Bedrooms, Three Bathrooms

Private Driveway and Gardens

Private Location in the centre of Town

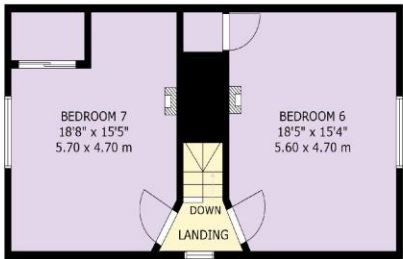


The Old Rectory St Andrews Street
Hertford, SG14 1JA

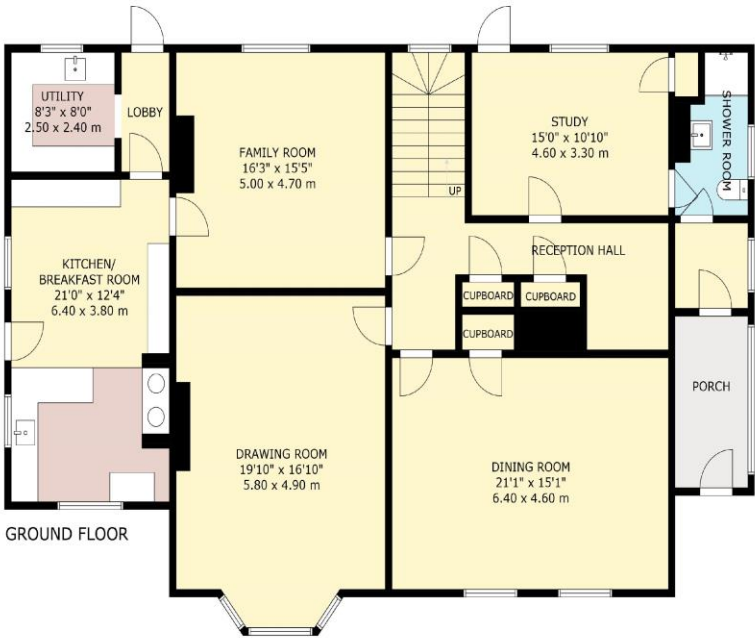
£2,300,000

Features and description **Tenure:** Freehold, Grade II Listed The Old Rectory is the former rectory to St. Andrews Church and is situated directly to the rear, accessed by a long private driveway adjacent to the church just off St. Andrews street. The property is believed to date back to the 17th century with later additions and adjoins the castle grounds. The versatile accommodation includes four principal reception rooms, a kitchen/breakfast room, utility, downstairs shower on the ground floor. On the first floor, there are five bedrooms, two bathrooms and two additional bedrooms on the second floor. Externally the property is surrounded by beautifully kept mature gardens with two outbuildings. there is a long driveway with off street parking for many cars. The property is centrally located next to Hertford Castle and sits between both Hertford North and East Stations. Please contact the team at Thomas Childs & Co to book in a viewing. 01992 721 321

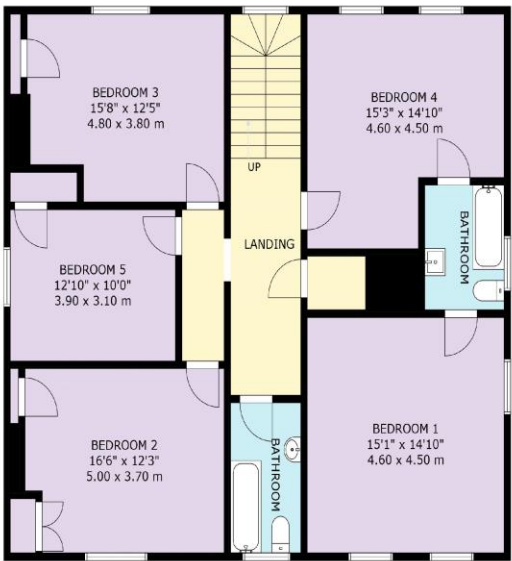
THE OLD RECTORY, HERTFORD
Total Approximate Internal Area: 3054sq ft/ 339m sq



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy performance certificate (EPC)

The Old Rectory
St. Andrew Street
HERTFORD
SG14 1HZ

Energy rating

E

Valid until:

12 February 2034

Certificate number:

0300-2543-4320-2804-1425

Property type

Detached house

Total floor area

347 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 E. It has the potential to be C.

[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		
69-80	C		80 C
55-68	D		
39-54	E	51 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.