



Semi Detached House in Lovely Location.

Large Rear Garden

Chain Free

Newly Installed Storage Heaters

Newly Fitted Floor Coverings to Most Rooms

Potential to Extend (Subject to Relevant Permissions)



14 St. Leonards Road
Hertford, SG14 3JN

**Offers in Excess of
£575,000**

Chain Free Thomas Childs & Co are delighted to bring to market a fantastic opportunity to create a lovely family home situated on the rarely available St.Leonards Road, Bengeo, located a stones throw away from the oldest building in Hertford, dating from 1120, the Norman church of St Leonard.

The property has recently been repainted and had new floor coverings in most rooms, along with newly fitted electric storage heaters, we see the potential to remodel and extend (subject to the correct permissions including covenants) to create a great family home. The property is currently configured as a two bedroom, first floor bathroom and two receptions, a kitchen and a W.C on the ground floor. There is a large rear garden, again a blank canvas, and a driveway to the front accessed over the neighbouring property's driveway.

The house is ideally situated, a short walk away from Hartham Common, the park offers many sporting opportunities, such as tennis, a gym and swimming pool along with a fenced play area for small children and a skate park for older children to enjoy. Hertford is the county town and has many independent shops, bars and restaurants, Beam, the renovated and extended theatre and cinema and a thriving market including a monthly farmers market.

Hertford has a plethora of schools both state and independent, giving a good choice of educational facilities. Transport links are excellent with trains direct to Kings Cross Station from Hertford North Station along with Liverpool Street Station via Hertford East Station. The A10, M11 and M25 are all within reasonable driving distance. **We anticipate a lot of interest in this property so please do call for an appointment on 01992 721 321**

Please note this property is subject to covenants, we can give provide the wording on request

Approximate Gross Internal Area 897 sq ft - 83 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 440 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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)

14 St. Leonards Road HERTFORD SG14 3JN	Energy rating E	Valid until: 23 January 2035
		Certificate number: 9880-3945-6202-8584-1200

Property type	Semi-detached house
Total floor area	80 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 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		
55-68	D		
39-54	E	43 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.