

Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



Semi Detached House in Lovely Location.

Chain Free

Newly Fitted Floor Coverings to Most Rooms

Large Rear Garden

Newly Installed Storage Heaters

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

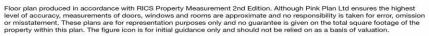




Ground Floor

First Floor

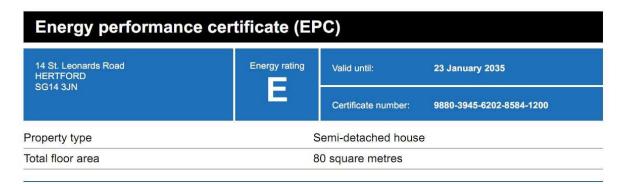












Rules on letting this property

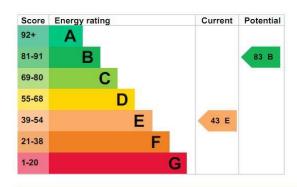
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domesticprivate-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