



Detached Family Home

Six Bedrooms

Five Bathrooms

Sought after Location

Large Open Plan Kitchen/Living/Entertaining Area

Detached Double Garage



1 Owens View
Hertford, SG14 3FG

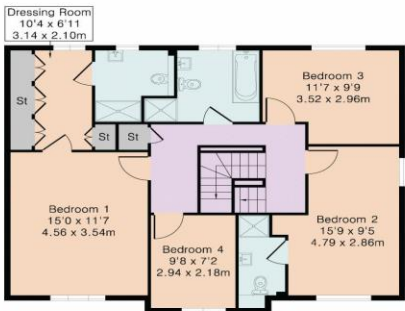
**Offers in Excess of
£1,600,000**

Thomas Childs & Co are delighted to bring to market this substantial six bedroom home situated in one of the most sought after areas in Hertford. The property offers a modern family friendly layout with an open plan extended kitchen/living/entertaining area, bifold doors lead out onto the patio extending the entertaining area. The ground floor also benefits from a utility room, cloakroom, a snug tv room and additional family/sitting room. The first floor has an impressive master suite with dressing area and en-suite shower room, there are three other bedrooms on this floor, one with an en-suite shower room and the family bathroom. The second floor houses two double bedrooms both with en-suite shower rooms. Externally the property has professionally landscaped corner plot gardens extending to both the side and rear of the house, a driveway provides off street parking for a number of vehicles along with a detached double garage. There is also an electric car charging port.

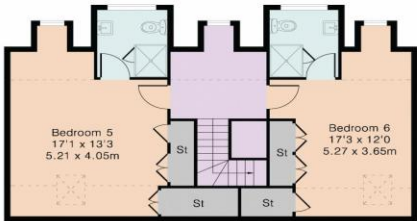
Approximate Gross Internal Area 2509 sq ft – 233 sq m
Ground Floor Area 1009 sq ft – 94 sq m
First Floor Area 849 sq ft – 79 sq m
Second Floor Area 651 sq ft – 60 sq m



Ground Floor



First Floor



Second Floor



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)

1, Owens View HERTFORD SG14 3FG	Energy rating B	Valid until: 17 September 2023
		Certificate number: 9488-3040-7341-1747-0950

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 current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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.