



**Freehold Four Bedroom Family Home on the Goldings Estate**

**Situated Within Beautiful Gated Communal Grounds of Approximately 110 Acres**

**Large Kitchen/Diner at Rear of the House Leading Onto Private Garden**

**Private Parking to Front of House and an Additional Car Port Space**



**11 Devey Way Goldings**  
Hertford, SG14 2WU

**£995,000**

Thomas Childs & Co are delighted to introduce this four bedroom freehold house situated on the exclusive Goldings Estate in Hertford. This modern contemporary property has an ideal layout for family living, the open plan kitchen dining room extends across the whole width of the rear with French doors opening onto the patio. A sitting room at the front provides a bright and generous area in which to relax. Upstairs, the main bedroom features exposed brickwork and has the benefit of fitted wardrobes along with an en-suite shower room. A further three bedrooms and family bathroom complete the first floor. The rear garden is a good size with sun terrace and lawned area, mature borders and trees providing screening and privacy. The property also benefits from a car parking space to the front and a covered car port close by. The house is set within private, gated, beautiful communal grounds extending to approximately 110 acres of land including formal gardens, meadows, waterways and bridges. Enjoy a country house setting within easy reach of Hertford and its surrounding villages. Hertford North railway station is approximately a mile away from your door and will take you into Kings Cross or Moorgate. This attractive mews style property is arguably one of the best addresses in Hertford. We highly recommend a viewing.

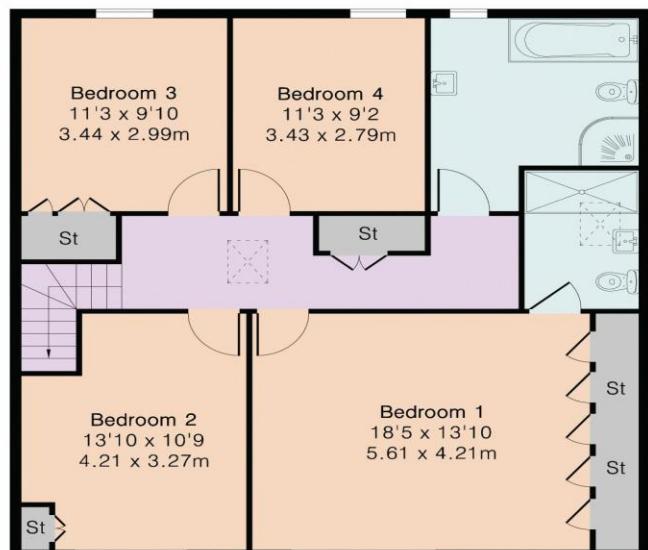
## Approximate Gross Internal Area 1826 sq ft - 170 sq m

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 913 sq ft – 85 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)

11 Devey Way  
Goldings  
HERTFORD  
SG14 2WU

Energy rating

C

Valid until:

19 October 2035

Certificate number:

9380-2533-9500-2795-3501

Property type

Mid-terrace house

Total floor area

170 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

