



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.

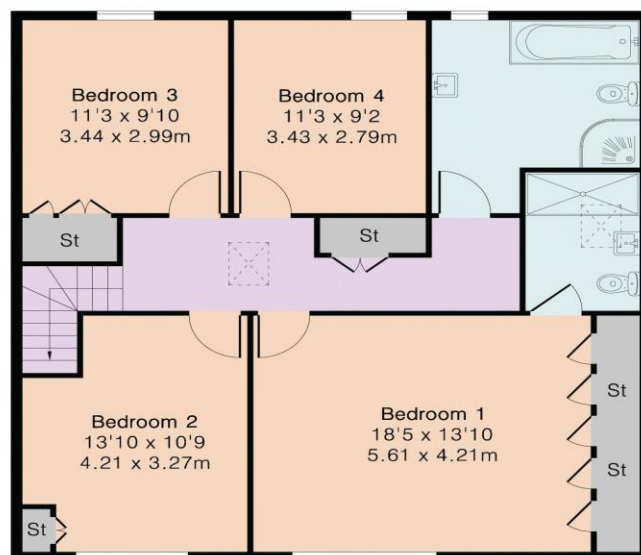
Approximate Gross Internal Area 1826 sq ft - 170 sq m

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	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.