



Sought After Location

Level Walk to Hertford East and Town Centre

Potential (STPP) To Extend Into The Loft

South Facing Garden

Fully Tanked Basement Room

Log Burning Stove



94 Tamworth Road
Hertford, SG13 7DN

Guide Price £750,000

Thomas Childs & Co are delighted to bring to market this lovely example of a period family home in one of the most sought after areas of Hertford. The property has well laid out accommodation spread over three floors, comprising a good size sitting room with log burning stove, a dining room open to the shaker style kitchen incorporating a range of integrated appliances, this in turn has a staircase leading down to the basement tv/play room which has been professionally tanked, the kitchen then leads out to the garden room, another useful space incorporating a WC and built in cupboard with space for a fridge freezer and washing machine. Bifold doors open onto the large patio, extending the entertaining area. The first floor has three bedrooms, the largest overlooks the front of the house, has a built in wardrobe and pretty period fireplace. Bedroom two is again a double room with built in cupboard, bedroom three is a lovely single bedroom that would make a great home office as well. The family bathroom is also on this floor. There is potential, subject to the relevant permissions, to extend into the loft as many other houses of this type on the road have already done so. Outside the property has a south facing rear garden, mainly laid to lawn with a large useful timber outbuilding. Tamworth road is a level walk into Hertford town centre and a short walk to Hertford East Train station; it is within walking distance of excellent schools and lovely countryside walks.

We expect a lot of interest in this great family home in a sought after location.

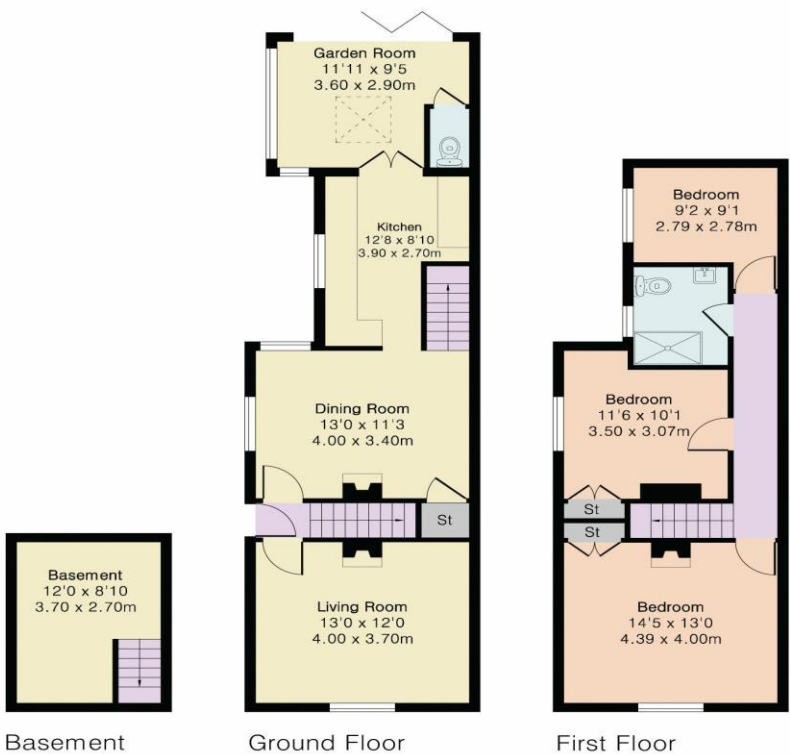
has a built in wardrobe and pretty period fireplace.

Approximate Gross Internal Area 1162 sq ft - 108 sq m

Basement Area 108 sq ft – 10 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 471 sq ft – 44 sq m



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)

94 Tamworth Road HERTFORD SG13 7DN	Energy rating D	Valid until: 25 September 2035
		Certificate number: 0335-4721-0100-0716-4226

Property type	Semi-detached house
Total floor area	104 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 D. It has the potential to be C.

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