



Detached Large House on Private Road
Walking Distance to Haileybury College
Large Rear Garden with Garden Room

Five Bedrooms, Five Receptions
Private Drive and Double Garage

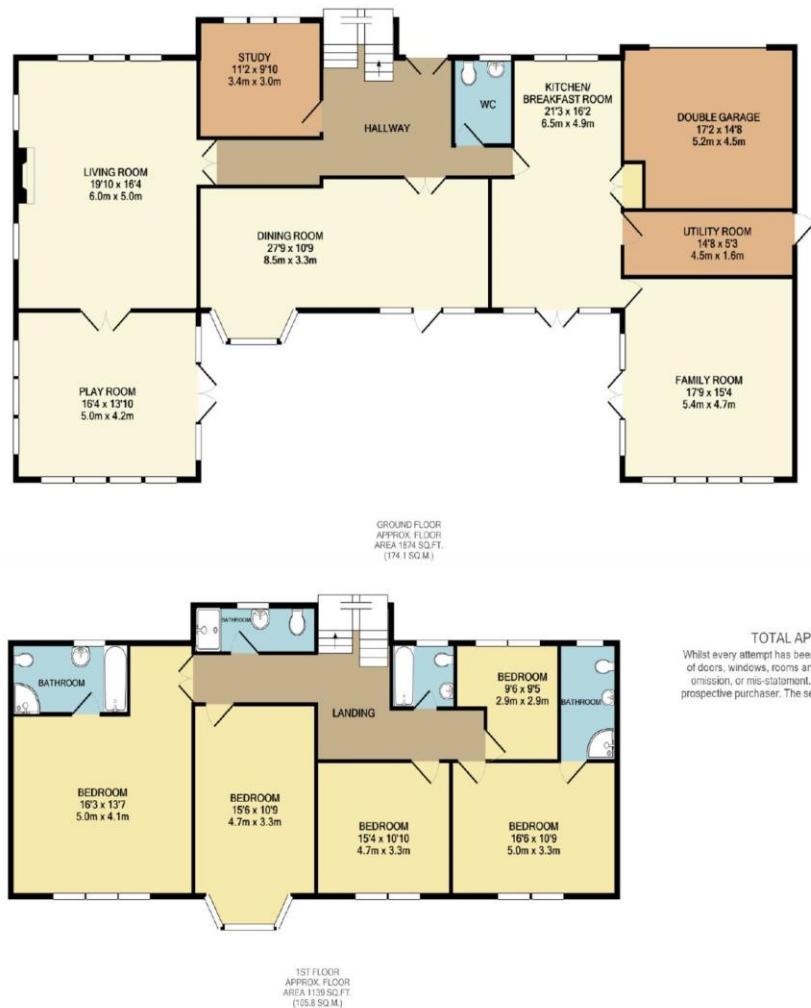


Struan The Roundings
Hertford, SG13 7PX

Offers in the Region
Of £1,850,000

Thomas Childs are delighted to offer for sale this substantial family home on the most sought after private residential road in Hertford Heath. Struan, an individually designed family home offering over 3000 sq ft of accommodation sits on a mature plot a short distance from Haileybury College. The property has a very family friendly flexible layout and comprises, on the ground floor, a sitting room, dining room, playroom, kitchen/breakfast room, family room, study, cloakroom, utility room, and a double garage. The first floor houses five bedrooms with four bathrooms, it affords some lovely views of the surrounding area including the nature reserve, a haven for wildlife. To the front there is ample off street parking and a gated access to the garage. The gardens are mature, mainly laid to lawn with mature trees and shrubs at the boundary's as well as a very useful pretty summer house located at the end of the garden. The property also benefits from a large patio to the rear, ideal for entertaining. Hertford Heath is a desirable village on the outskirts of Hertford, it is home to the world famous Haileybury College. The village also has a number of churches and pubs along with a state primary school. Trains into London are a short distance away from either Hertford or Ware and the A10, M11, and A414 are all within close driving distance.

Rarely do such properties become available in such a prestigious location and we advise viewing at the earliest opportunity.



Energy performance certificate (EPC)

STRUAN
THE ROUNDINGS
HERTFORD HEATH
HERTFORD
SG13 7PX

Energy rating

D

Valid until: **23 June 2031**

Certificate number: **1820-2161-0131-7009-1913**

Property type: Detached house
Total floor area: 324 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.

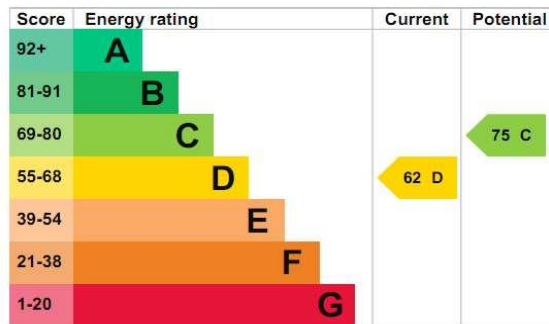
[See how to improve this property's energy efficiency.](#)

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



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.