



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 £1,750,000**

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.



1ST FLOOR APPROX. FLOOR AREA 1139 SQ.FT. (105.8 M²)



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

