



Exclusive Gated Development

6 Bedrooms & 5 Bathrooms

Landscaped Gardens

In Excess of 4000 sqft

Desirable Location Close To Schools and Amenities

Integral Garage and Off Street Parking



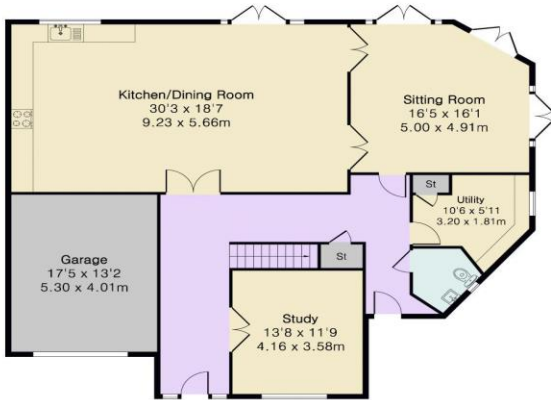
1 Noahs Court Gardens
Hertford, SG13 8FD

**Offers in the Region
Of £1,800,000**

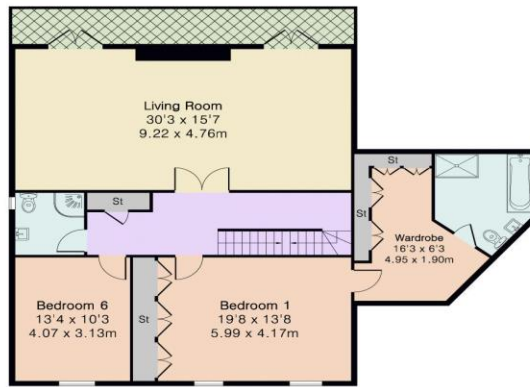
Thomas Childs & Co are delighted to offer this exceptionally spacious six bedroom detached family home in a highly sought after location on the south side of Hertford. The three storey home, which offers over 4000 sqft of elegant accommodation, is situated in an enviable position on an exclusive gated development, the accommodation is versatile, well designed and spacious. The home really needs to be viewed to understand its scale and flow. The accommodation comprises briefly of a spacious entrance hall, cloakroom, study, utility room, sitting room, and a large kitchen/dining room. The first floor has an impressive, thirty foot long living room with a large balcony overlooking the garden, a principal bedroom suite with dressing area and spacious en-suite, the sixth bedroom and a shower room. The second floor houses four further double bedrooms, two are ensuite, and a family bathroom. The gardens are a particular feature, having being landscaped and improved over the years, they now provide a series of "rooms" and vistas, ideal for entertaining with additional areas to enjoy growing vegetables, and play/seating areas. An integrated garage, driveway and useful, wide, side access way finish off the external areas. Noah's Court Gardens is situated close to Simon Balle school, walking distance to Richard Hale School and Able Smith primary school, it is a short walk into the county town of Hertford, with its plethora of shops, restaurants, bars and leisure facilities. Excellent countryside walks are also on the doorstep. We strongly recommend viewing this fabulous family home, please contact one of the team to arrange your appointment.

**Approximate Gross Internal Area 3875 sq ft - 360 sq m
(Excluding Garage)**

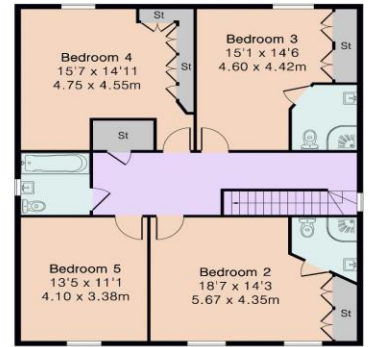
Ground Floor Area 1422 sq ft – 132 sq m
 First Floor Area 1341 sq ft – 125 sq m
 Second Floor Area 1112 sq ft – 103 sq m
 Garage Area 229 sq ft – 21 sq m



Ground Floor



First Floor



Second 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)

1 Noahs Court Gardens HERTFORD SG13 8FD	Energy rating C	Valid until: 22 May 2034
		Certificate number: 0390-2452-5350-2224-2835

Property type Detached house

Total floor area 336 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.](#)