



**A Grade II Listed Regency Town House
Beautifully Restored Throughout**

**Five Receptions including Soundproofed
Cinema Basement Room**

Five Double Bedrooms, Four Bathrooms

Front and Rear Landscaped Gardens

**Central Town Location between Hertford North
Station and the Town Centre**



35 North Road
Hertford, SG14 1LN

**Offers in Excess of
£2,000,000**

Thomas Childs & Co have the exclusive contract to market for sale "Crescent House", a beautiful Grade II Listed Regency Town house on North Road in Hertford. The grand house has just been through complete restoration over the last few years and has been tastefully designed to a very high standard. Set over four floors the house retains many original features including a fully restored Regency staircase, original internal cornice mouldings and external decorative stucco work. The dwelling includes a large and spectacular open plan modern kitchen/family room, five double bedrooms, four bathrooms, five receptions including a soundproofed basement cinema room, utility room, front and rear landscaped gardens and off street gated parking. The rear garden has just been completely re-modelled and the double garaging converted to a garden/games room. In our opinion it is one of the best town houses on the market in the local area.

**Approximate Gross Internal Area 3428 sq ft - 318 sq m
(Excluding Outbuilding)**

Basement Area 343 sq ft – 32 sq m
Ground Floor Area 1458 sq ft – 135 sq m
First Floor Area 1089 sq ft – 101 sq m
Second Floor Area 538 sq ft – 50 sq m
Outbuilding Area 365 sq ft – 34 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)

35 North Road
HERTFORD
SG14 1LN

Energy rating

D

Valid until:

12 January 2036

Certificate number:

0390-2220-2590-2996-1731

Property type

End-terrace house

Total floor area

328 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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.