Thomas Childs & Co
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Five Bedroom Period Family House

Off Street Private Driveway

Large Bright Kitchen/Diner with Direct Access onto Garden

South Facing Garden

Set over Three Floors

Close to Great Local Schools: Duncombe, Bengeo, Heathmount, Simon Balle, Richard Hale







The Gables Duncombe Road

Hertford, SG14 3BU

£1,300,000

Thomas Childs & Co are delighted to exclusively offer "The Gables" to the open market. This charming family home is nestled in the heart of Bengeo, one of Hertford's most sought-after locations, on the prestigious Duncombe Road. Ideally positioned, the property is within easy walking distance of both Hertford North and Hertford East stations via the picturesque Hartham Common.The Gables is an attractive period home arranged over three floors.

The south-facing garden is a real highlight, offering a generous paved terrace, a dedicated barbecue area and an excellent garden room positioned at the front of the plot. Formerly the garage, this versatile space is attached to the driveway and is ideal as a home office, gym, studio or additional storage.

The Gables combines character, generous living accommodation and an enviable location to create a truly outstanding family home in one of Hertford's most desirable settings. Duncombe Road is a highly desirable road in Bengeo and this property enjoys a peaceful residential setting whilst remaining within easy reach of the town centre and its excellent amenities. The location is particularly attractive for families, falling within the catchment of a number of highly regarded state schools, including Bengeo Primary School, Simon Balle All-Through School, Richard Hale School, and The Sele School. Independent education is equally well catered for, with the highly regarded Duncombe School just a short walk away, while Haileybury and Heath Mount School are also within easy driving distance. For commuters, the property is ideally positioned between both of Hertford's mainline stations. Hertford North provides regular Great Northern services to London Moorgate and King's Cross, whilst Hertford East offers direct Greater Anglia services to London Liverpool Street, making this an excellent location for those travelling into the City or West End. Road links are equally convenient, with easy access to the A10 and A414, connecting swiftly to the M25, A1(M), M11 and wider motorway network, providing excellent routes into Central London, the City, Stansted Airport and beyond. Bengeo itself offers a charming village atmosphere with local shops, cafés, traditional pubs, picturesque riverside walks and the open spaces of Hartham Common all close by, whilst Hertford town centre provides an extensive range of independent boutiques, restaurants, cafés and leisure facilities, consistently ranking amongst Hertfordshire's most desirable county towns.



Total area: approx. 244.6 sq. metres (2633.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

The Gables





Energy performance certificate (EPC)

The Gables Duncombe Road HERTFORD SG14 3BU	Energy rating **D**	Valid until:	**22 April 2036**
		Certificate number:	**0390-2627-8640-2526-8171**

Property type	Semi-detached house
Total floor area	226 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).

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.

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.