



Over 2000 sq ft of Space

No Through Road Location

Close To Very Desirable Schools

Detached Family Home

Sought After Village

Flexible Accommodation



10 Portland Place
Hertford, SG13 7RR

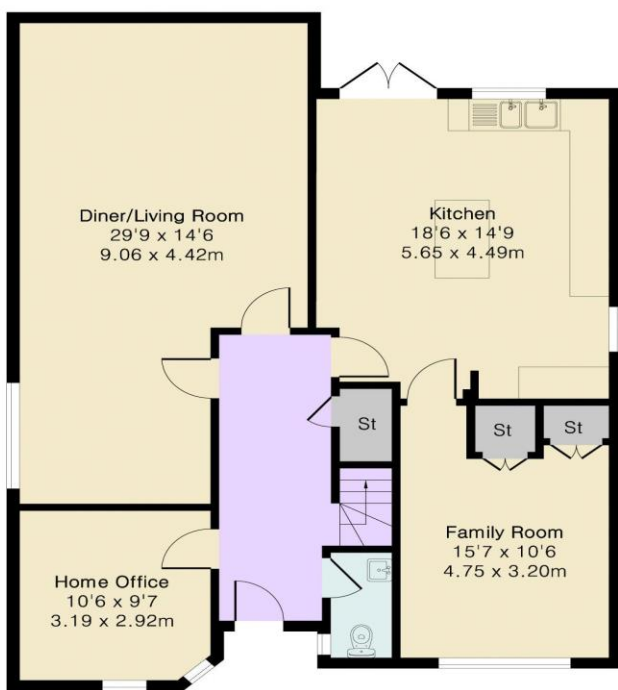
Guide Price £999,999

Thomas Childs & Co are delighted to bring to market this spacious detached family home situated on a no through road in the desirable village of Hertford Heath, a short distance from the county town of Hertford. Portland Place is a quiet road off the Vicarage Causeway, the house has off street parking to the front with pretty flower beds and a sitting area. The ground floor offers spacious and flexible accommodation, there is a large hallway with downstairs cloakroom, a good size study overlooking the front of the property. The large sitting/dining room is dual aspect, very light and bright with doors onto the garden, the spacious kitchen has a large island with seating, again a lovely light and bright room with doors directly onto decking and the garden. Off the kitchen is a family room with laundry cupboard, ideal as a playroom or tv/games room. The first floor has four bedrooms and a family bathroom. The principle bedroom overlooks the rear garden and has the benefit of a large ensuite shower room. Two double bedrooms and a large single complete the four bedrooms, along with a spacious family bathroom (please note there is a large walk in shower instead of a bath, which could be re-instated if needed) there is loft access from the landing. The rear garden is East facing and feels quite private. A IA decked area runs the full width of the house, ideal for entertaining, there is a hard standing area, currently home to a hot tub and the rest is laid mainly to lawn with some mature trees and shrubs. The garden is flat, ideal for children. We anticipate a lot of interest in this great family home, please contact one of the team to arrange a viewing on 01992 721321

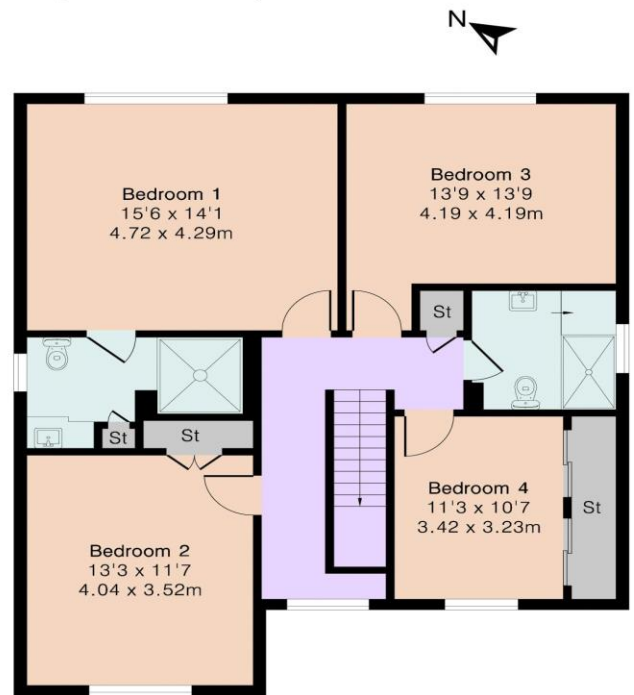
Approximate Gross Internal Area 2060 sq ft - 191 sq m

Ground Floor Area 1091 sq ft – 101 sq m

First Floor Area 969 sq ft – 90 sq m



Ground Floor



First 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)

10 Portland Place Hertford Heath HERTFORD SG13 7RR	Energy rating C	Valid until: 4 May 2036
		Certificate number: 0592-3062-7205-7226-0204

Property type Detached house

Total floor area 191 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 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.