



Newly Refurbished

Immaculately Presented

Scope to Extend - Subject to Permissions

Detached Home Overlooking The Postwood Green

Principal Bedroom With En-Suite Shower Room



26 Postwood Green
Hertford, SG13 7QJ

**Offers in the Region
Of £699,995**

Thomas Childs & Co are delighted to launch this immaculately presented, refurbished and remodelled detached home situated in a sought after location in Hertford Heath. The property has further potential for a single storey rear extension under permitted development, the plans can be viewed on East Herts planning portal reference 3/24/2266/CLPO. The home has recently been refurbished and now comprises of an entrance hallway with composite front door and side light leading to a bright hallway with doors to a cloakroom, kitchen, sitting/ dining room and stairs to the first floor. The kitchen, at the front of the house, is light and bright with integrated appliances including dishwasher, fridge freezer, microwave, double oven and induction hob, side access is afforded via the kitchen door. The sitting/dining room is open to the kitchen via the breakfast bar which gives a very sociable feel to the room, double doors and large windows overlook the rear garden. The same flooring covers the whole of the ground floor again giving that sense of modern luxury and space. The first floor has three bedrooms and a family bathroom, the principal bedroom over looks the front and the "Postwood Green", giving a very pleasant outlook and benefits from a shower room. Bedroom 2 has a range of floor to ceiling fitted wardrobes, while bedroom 3, currently used as a dressing are is ideal for a childs bedroom or home office. Outside the house is approached via a driveway, giving off street parking, this could be extended if needed, along with a single garage with electric roller door, and EV charging point. The rear garden has a paved area ideal for entertaining and the lawn is flat with mature borders. This house really is ready to move into whilst still having some scope to put your own stamp on it. Hertford Heath is a sought after village a short drive from Hertford, it is well serviced educationally with a well regarded primary school, nearby state secondary schools, Simon Balle, Richard Hale and Presdales and is home to Haileybury College. The village has a couple of pubs, the Goat being the oldest building in the village reputed to have been frequented by Dick Turpin, The College Arms is an elegant gastro pub, there is a great programme of events at the village hall, a shop and church. The village has excellent road links and the nearest train stations providing access to London are Hertford East, Hertford North or Ware. **Please note this property is currently owned by a staff member at Thomas Childs & Co**

**Approximate Gross Internal Area 1184 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 614 sq ft – 57 sq m
First Floor Area 570 sq ft – 53 sq m
Garage Area 165 sq ft – 15 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)

26 Postwood Green Hertford Heath HERTFORD SG13 7QJ	Energy rating C	Valid until: 2 October 2035
		Certificate number: 0698-3922-1200-3465-8200

Property type	Detached house
Total floor area	100 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.](#)

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	72 C	78 C
55-68	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.