



dreampad

50 Fordwich Rise

Hertford | Hertfordshire | SG14 2BN



Kitchen / Breakfast Room



**Hertford, Herts - Superb Extended 1930'S Bay Fronted Detached Family Residence In Premier Location With Huge Potential, 90 Ft Garden & Within A 5 Minute Walk Of Hertford North Station.**

50 Fordwich Rise, Hertford, Hertfordshire, SG14 2BN

Offers in Excess of £930,000

We are delighted to offer for sale this spacious 4/5 bedroom detached family home, that offered huge potential for further expansion if required and is located in a highly sought after quiet position within easy reach of Hertford's mainline station and town centre. In brief the accommodation of the ground floor includes entrance hall, cloakroom, sitting room, dining room, play room, study/ bedroom 5 and large kitchen/ breakfast room. On the first floor there are four double bedrooms with en suite to master and family bathroom.

Externally the property is approached via a driveway offering off street parking for several vehicles, leading to a large tandem garage with up and over door. Gated side access leads to the rear garden which is most laid to lawn with mature flower and shrub borders, patio area, approximately 90 ft long. The property is being offered for sale with no onward chain.



Living Room



Dining Room



Other Ground Floor Images



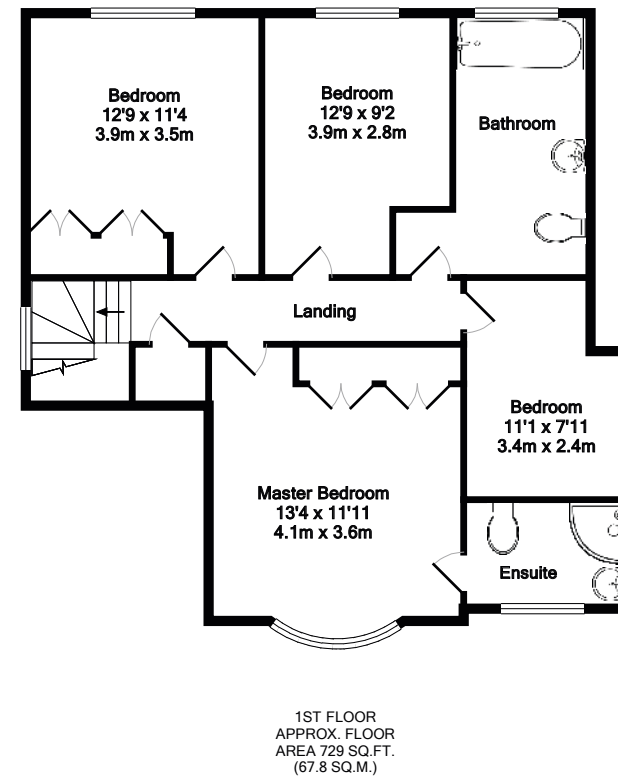
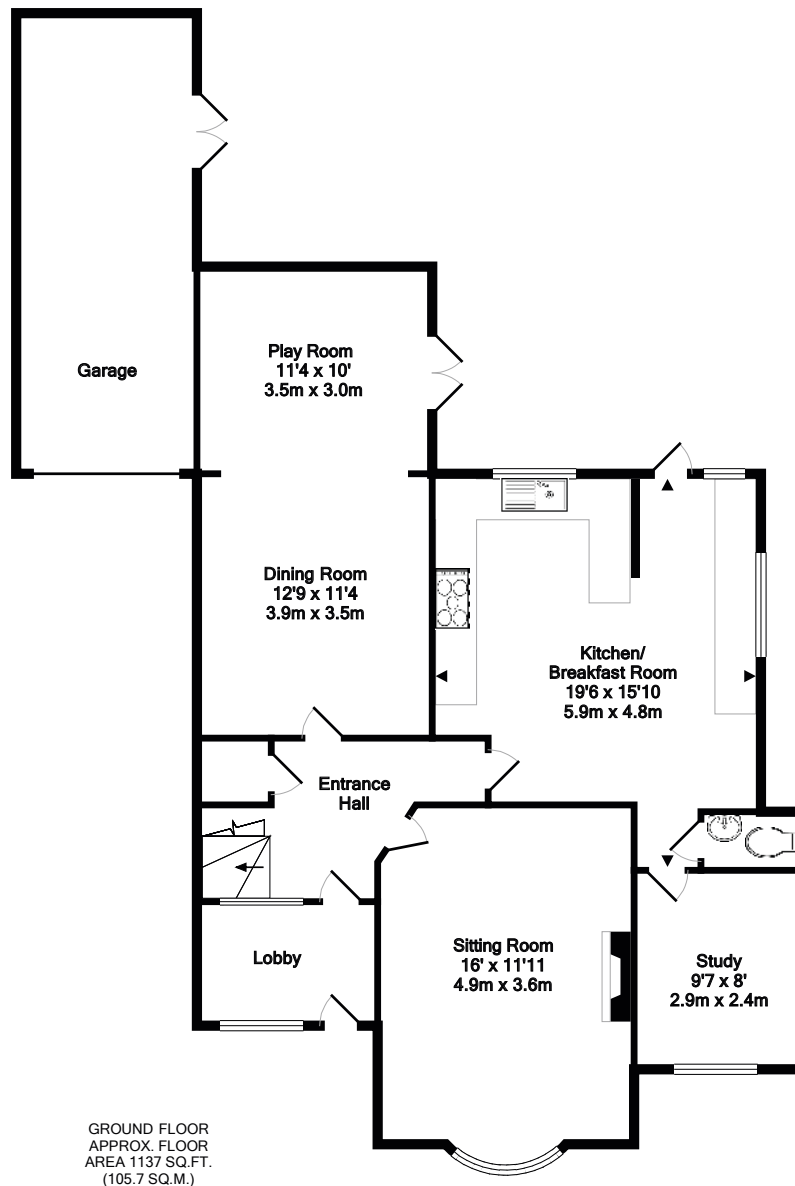
Master Suite



Bedrooms, En Suite & Bathroom



Rear Garden



TOTAL APPROX. FLOOR AREA 1867 SQ.FT. (173.4 SQ.M.)  
Made with Metropix ©2017



<b>Transport:</b>	Hertford North Station (Moorgate) - 0.5 miles A10 - 2.8 miles, A414 - 0.8 miles
<b>Services:</b>	Mains Gas Heating, Mains Water & Mains Drainage
<b>Council Tax:</b>	Band G
<b>Local Authority:</b>	East Herts Council

### Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



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# Energy Performance Certificate



50  
Fordwich Rise  
HERTFORD  
SG14 2BN

Dwelling type: Detached house  
Date of assessment: 24 June 2008  
Date of certificate: 24 June 2008  
Reference number: 2048-2086-6206-4788-6044  
Total floor area: 156 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		<b>66</b>
(39 to 54) <b>E</b>	<b>47</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		<b>57</b>
(21 to 38) <b>F</b>	<b>39</b>	
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	332 kWh/m <sup>2</sup> per year	214 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.9 tonnes per year	6.4 tonnes per year
Lighting	£138 per year	£69 per year
Heating	£956 per year	£623 per year
Hot water	£146 per year	£127 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit **[www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)**