



—dreampad—

1 Goldings Hall

Goldings | Hertford | Herts | SG14 2WH



Drawing Room



Hertford, Hertfordshire - Magnificent Split-Level Wing Of A Stunning Manor Conversion.

1 Goldings Hall | Goldings | Hertford | Hertfordshire | SG14 2WH

Guide Price: £1,295,000

This magnificent, split-level wing of the Grade II Listed Goldings Hall (dating back to the 1870's), offers generous living accommodation which incorporates numerous traditional features such as full height stone mullion windows, impressive fireplaces and an Orangery. The traditional has been expertly blended with contemporary, stylish finishes throughout the property which boasts 3 bedrooms (each with en-suite facilities), 2 grand reception rooms, spacious reception hall, kitchen/breakfast room, utility & cloakroom. Goldings Hall occupies a beautiful park land setting and the property enjoys additional private gardens, undercover parking and stunning views.



Dining Hall



Reception Hall/Kitchen



Master Bedroom

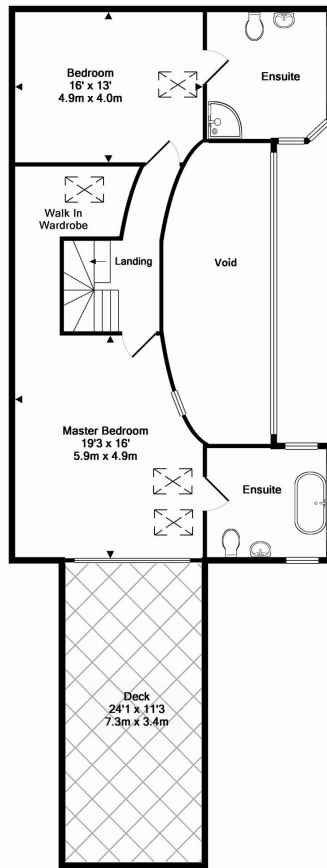


— Landing —

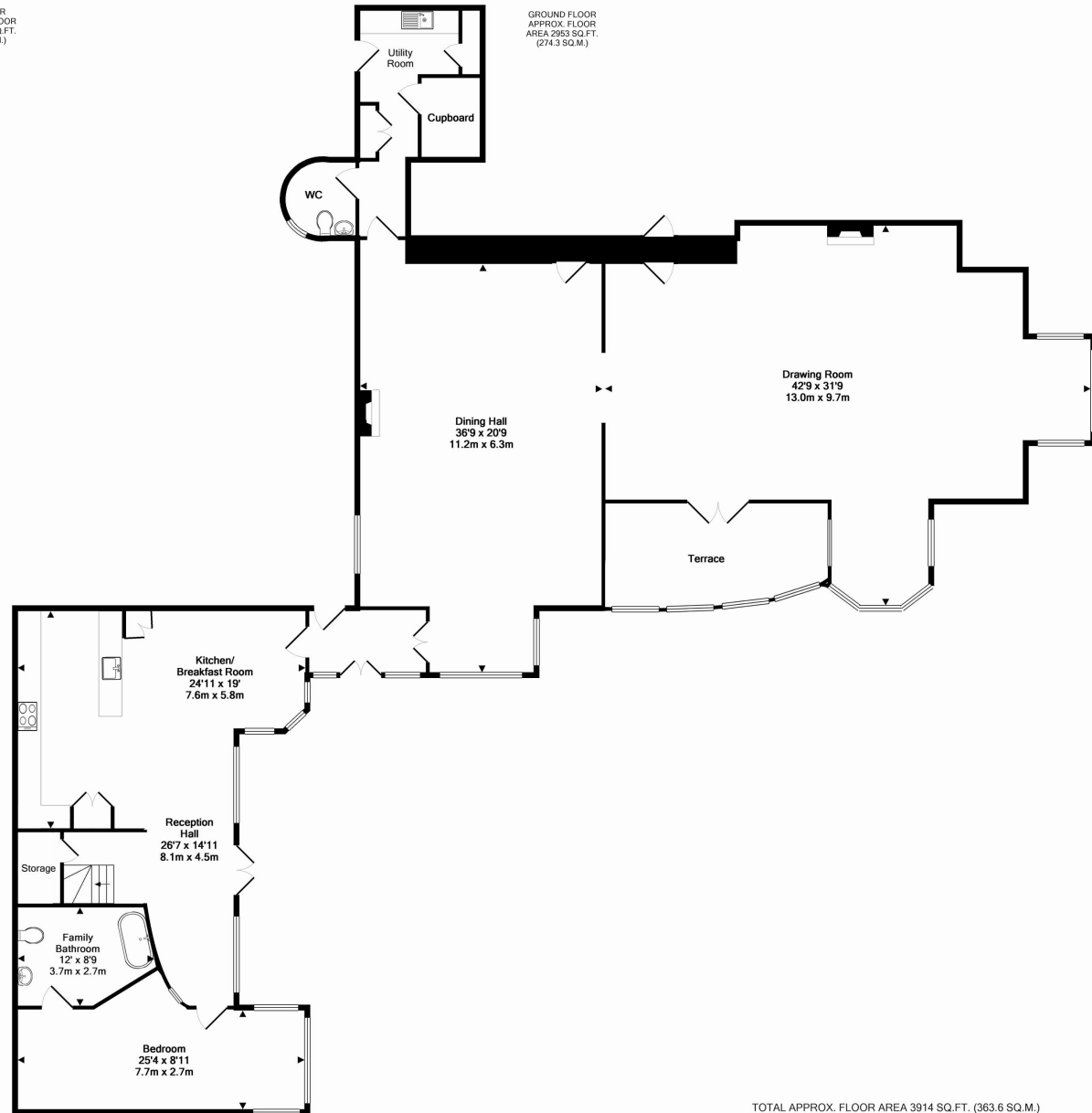


Family Bathroom





1ST FLOOR
APPROX. FLOOR
AREA 961 SQ. FT.
(89.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2953 SQ. FT.
(274.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3914 SQ. FT. (363.6 SQ.M.)
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Transport: Hertford East Station (London Liverpool Street) – 2.5 miles

A10 – 3.8 miles

Services: Mains Gas, Mains Water & Drainage

Council Tax: Band F

Local Authority: 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



Tel: 0333 772 9775
Hertford@dreampad.com
www.dreampad.com

Energy Performance Certificate

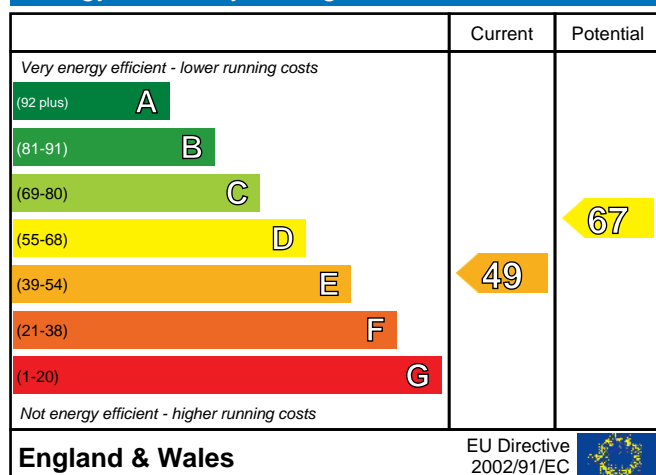


Flat 1 Goldings Hall Goldens Way Goldings
HERTFORD
SG14 2WH

Dwelling type: Ground-floor flat
Date of assessment: 11 March 2010
Date of certificate: 15 March 2010
Reference number: 9898-5052-6247-7430-5950
Type of assessment: RdSAP, existing dwelling
Total floor area: 361 m²

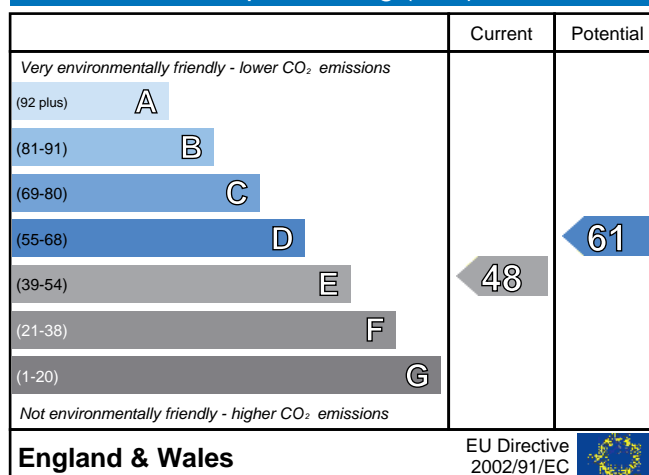
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact Rating (CO₂)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m ² per year	193 kWh/m ² per year
Carbon dioxide emissions	16 tonnes per year	12 tonnes per year
Lighting	£384 per year	£192 per year
Heating	£2370 per year	£1656 per year
Hot water	£289 per year	£208 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.