



**Detached Family Home in Semi-Rural Location**

**Landscaped Garden**

**Good Links to Hertford, Ware, A10, A414 and Train Stations**

**Double Garage With Bedroom Accommodation and Office**

**John Ladbury Bespoke Kitchen/diner/family Room**



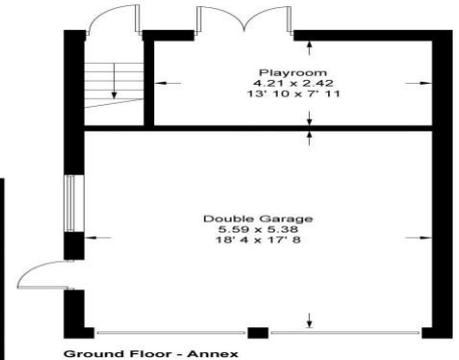
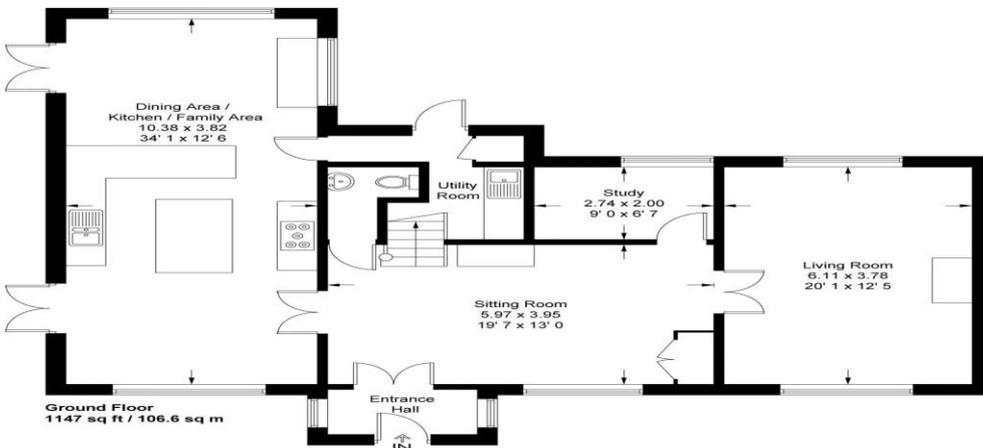
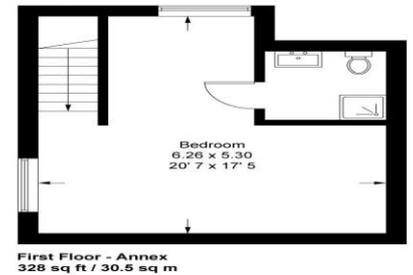
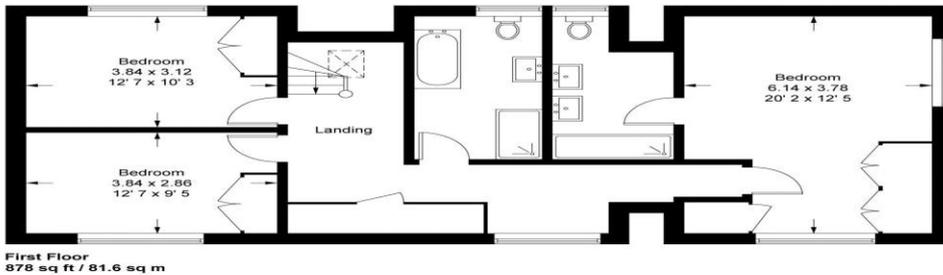
**Southview Crouchfields**  
Chapmore End, SG12 0HA

**Offers in Excess of  
£1,000,000**

Southview is a beautifully presented family home located in the desirable hamlet of Chapmore End. The ground floor offers a John Ladbury kitchen/diner/family room with direct access to the garden, a large family reception room, study, W.C and a formal living room. The first floor provides a principal bedroom with dressing area with fitted wardrobes and en-suite bathroom, two further double bedrooms and a family bathroom. A further double bedroom with bathroom and an office/gym is also included in the double garage building. The garden is landscaped and well presented. Crouchfields is a semi rural location set between Bengoe (Hertford), Chapmore End Village and Ware and has great access to both of the towns railway stations, the A10 and the A414. We highly recommend viewing.

### Chapmore End

Approximate Gross Internal Area = 2353 sq ft / 218.7 sq m  
 (Including Annex)  
 Playroom = 113 sq ft / 10.5 sq m  
 Double Garage = 321 sq ft / 29.8 sq m  
 Total = 2787 sq ft / 259 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



# Energy performance certificate (EPC)

Southview Crouchfield Chapmore End WARE SG12 0HA	Energy rating <b>D</b>	Valid until: 11 June 2028
		Certificate number: 0981-2888-6162-9308-8185

Property type	Detached house
Total floor area	182 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

## Breakdown of property's energy performance

### 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.