



**Self Contained Annexe**

**Five Bedrooms in Total**

**Good Size Rear Garden**

**Sought after Village of Newgate Street**

**Carriage Driveway**

**Flexible Accommodation**



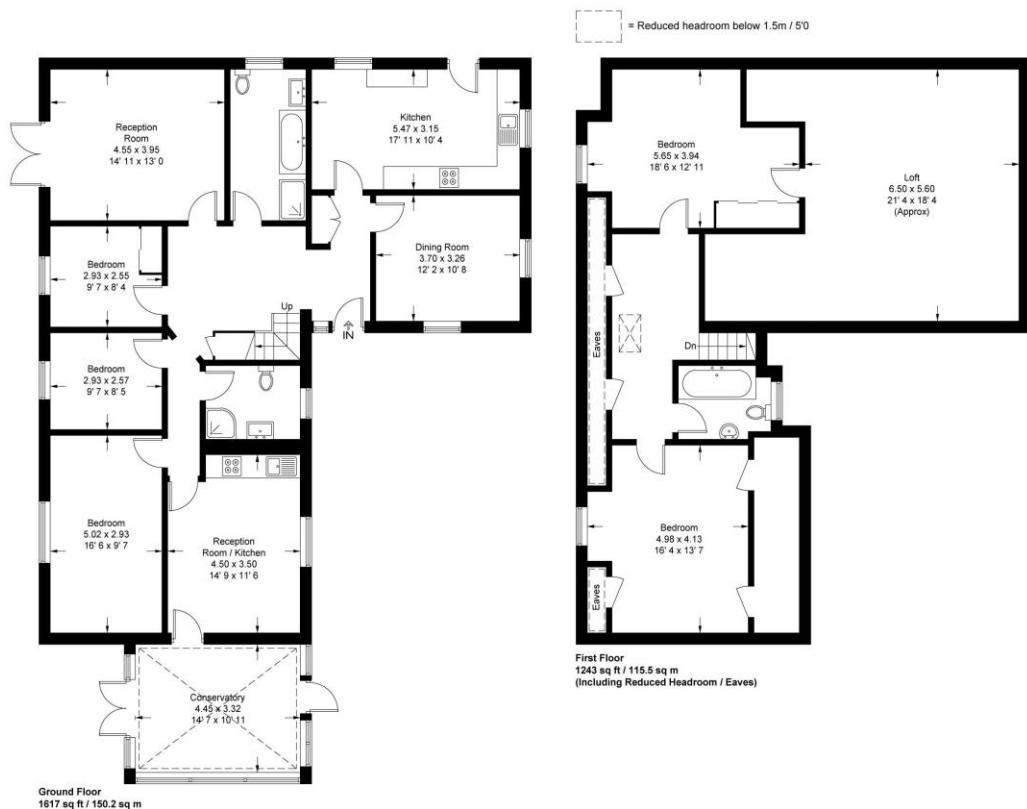
**Oak Lodge Ponsbourne Manor**  
Hertford, SG13 8QR

**£875,000**

Thomas Childs & Co are delighted to offer this five bedroom detached chalet bungalow, currently configured to offer a self contained two bedroom annexe, ideal for multi generational living. The property is situated in the sought after village of Newgate Street, which boasts among other things a school, a church and two popular pubs. Cuffley, a short drive away has many shops, restaurants and a mainline train station accessing Moorgate and Kings Cross. The accommodation is flexible and is currently laid out to include a sitting room, dining room, large kitchen, an addition reception room/bedroom and bathroom. On the first floor are two additional bedrooms with a bathroom. The annex has two bedrooms, a shower room, a kitchen/dining/sitting room and conservatory. The property could easily be rearranged to make one family home. The outside has a carriage driveway offering off street parking and a good size rear garden which is mainly laid to lawn with a decked seating area. We strongly advise viewing to appreciate the space and flexible accommodation on offer. Please telephone 01992 721321 to book an appointment

## Newgate Street Village

Approximate Gross Internal Area = 2821 sq ft / 262.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 39 sq ft / 3.6 sq m  
 Total = 2860 sq ft / 265.7 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)

Oak Lodge Ponsbourne Manor Newgate Street Village HERTFORD SG13 8QR	Energy rating <b>D</b>	Valid until: <b>12 May 2027</b>
		Certificate number: <b>8100-2691-3129-1097-6533</b>

Property type	Detached house
Total floor area	180 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 current energy rating is D. 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

