



Newgate Street Village  
Newgate Street, Hertford SG13 8BR

# 12 Newgate Street Village, Newgate Street, Hertford SG13 8RA

❖ This fabulous detached residence boasts circa 2105 sq ft of versatile and spacious accommodation arranged over two floors and located in the wonderful village of Newgate Street.

❖ The ground floor comprises reception hallway, beautiful sitting room, dining room, study, kitchen/breakfast room, conservatory and guest cloakroom. The first floor has four double bedrooms with two benefitting from en-suite facilities and a family bathroom. The lovely rear garden has a paved seating area ideal for outdoor entertaining, feature pond, side access and the remainder laid mainly to lawn. The frontage provides ample off street parking and allows access to the garage.

❖ Newgate Street is a small village surrounded by Green Belt countryside, a short distance from Cuffley, with its many amenities including shops, restaurants and mainline rail station into London Moorgate/Kings Cross Stations.

























# Approximate Gross Internal Area 2105 sq ft - 195 sq m

Ground Floor Area 1155 sq ft – 107 sq m

First Floor Area 760 sq ft – 71 sq m

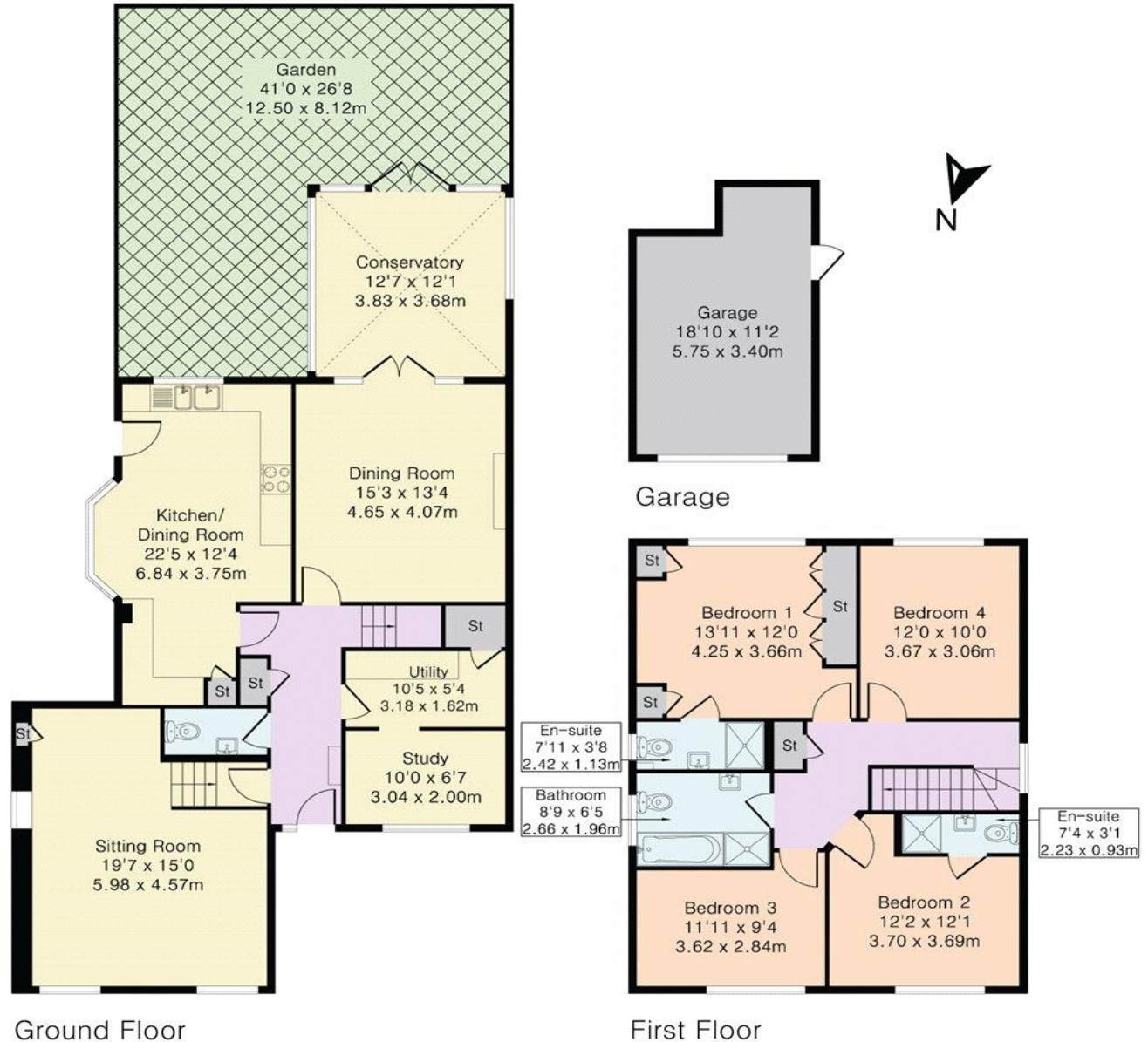
Garage Area 190 sq ft – 17 sq m

**Local Authority:**  
Welwyn & Hatfield Borough Council  
**Council Tax Band:** G  
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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