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HAPPY FAMILY INVESTMENT

The Runway, Hatfield, AL10 9GL

£675,000

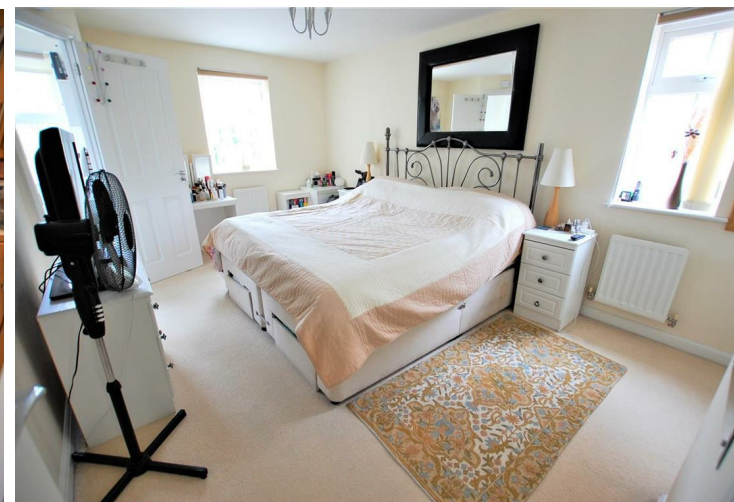
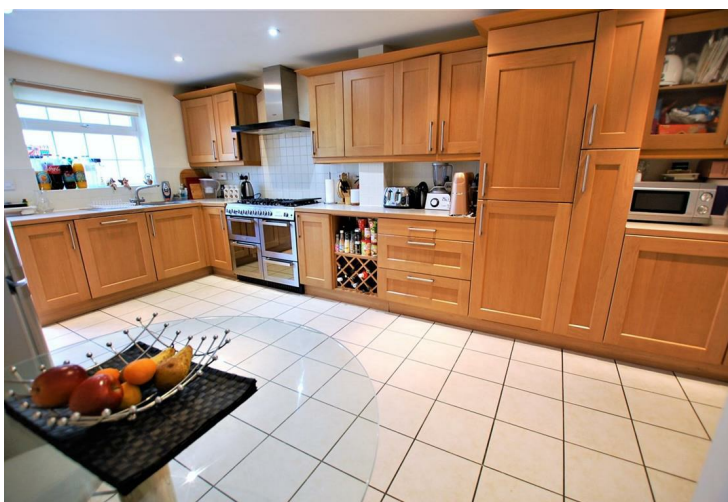
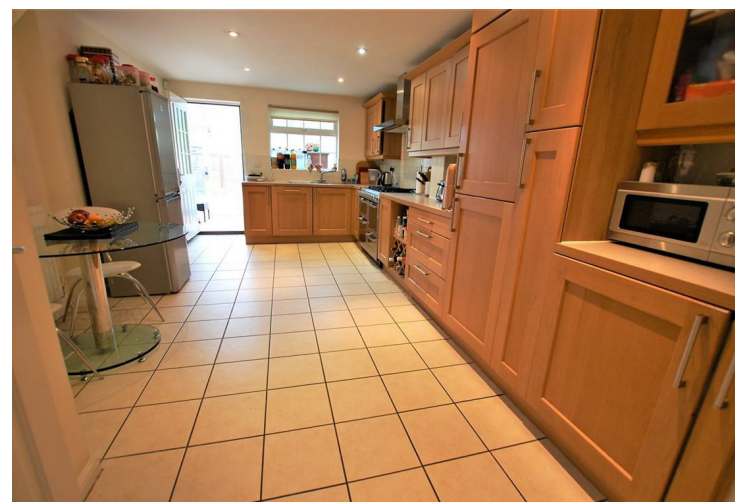
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The Runway, Salisbury Village, Hatfield

Substantial five bedroom detached family home with three reception rooms and three en-suites, situated in a cul de sac within the ever popular "Salisbury Village" overlooking "Ellenbrook" playing fields, close to schools, business park, University and the "Galleria" shopping and leisure centre.

This delightful family home is offered with no onward chain and briefly comprises of entrance hall, ground floor cloakroom/wc, 18' lounge and separate dining room, 18' kitchen/diner, 19' conservatory, three first floor bedrooms, two with en-suites, two second floor bedrooms, one with en-suite and a four piece family bathroom. Outside there is a low maintenance garden to rear, a garden to front and private driveway to side for two/three vehicles which gives access to a 31' tandem length garage. Please call 01707 270777 to arrange your viewing.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







Entrance Hall

Entrance door and double glazed window to front, wood effect flooring, radiator, cloaks cupboard, stairs to first floor landing, doors to:

Ground Floor WC

Dual flush wc, pedestal wash hand basin with mixer tap, complimentary wall and floor tiling, radiator, extractor fan.

Lounge

18'2" x 10'7"

Double glazed window to front, feature gas fire and decorative surround and hearth, radiator, double doors leading to dining room.

Dining Room

10'7" x 8'2"

Double glazed window to rear, radiator, double glazed double doors to conservatory and door to kitchen/diner.

Conservatory

19'2 x 9'5

Double glazed windows to sides and rear, double doors leading to the garden, wood effect flooring, power points.

Kitchen/diner

18'7" x 10'8"

Extensive range of base and wall units with complimentary worktops and tiled splash back, stainless steel sink/drainer with mixer tap, space for range style cooker with extractor over, integrated fridge/freezer, dishwasher and washer/dryer. cupboard housing gas fired boiler, tiled floor, radiator, under stair storage cupboard, double glazed window to rear and door to conservatory.

First Floor Landing

Airing cupboard, radiator, stairs to second floor, doors to:

Bedroom Two

16' x 10'4"

Dual aspect room with double glazed windows to front and side, radiator, built in double wardrobe, door to:

En-Suite

Wet room with non-slip flooring and flexible shower screens, rainfall and handheld showers, dual flush smart toilet with bidet wash function, heated seat and dryer. pedestal wash hand basin with mixer tap, radiator, extractor fan, double glazed window to front.

Bedroom Four

10'9 x 8'3

Double glazed window to rear, radiator, built in double wardrobe, door to:

En-Suite

Fully tiled shower cubicle with sliding doors, pedestal wash hand basin with mixer tap, complimentary wall tiling to dado height, dual flush wc, radiator, extractor fan, double glazed window to side.

Bedroom Five

10'8 x 8'3

Double glazed window to rear, radiator.

Four Piece Family Bathroom

Panel enclosed bath with mixer tap and tiled surround, corner shower cubicle with sliding doors, dual flush smart toilet with bidet wash function with heated seat and dryer, pedestal wash hand basin with mixer tap, radiator, extractor fan, complimentary wall tiling, double glazed window to front.

Second Floor Landing

"Velux" style window to rear, doors to:

Master Bedroom

16'6 x 10'5

Double glazed window to front, radiator, built in double walk in wardrobe, door to:

En-Suite

Corner shower with sliding doors, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary wall and floor tiling, radiator, "Velux" style window to rear.

Bedroom Three

20' x 11'3

Dual aspect room with double glazed window to front and "Velux" style window to rear, radiator, access to loft.

Low Maintenance Rear Garden

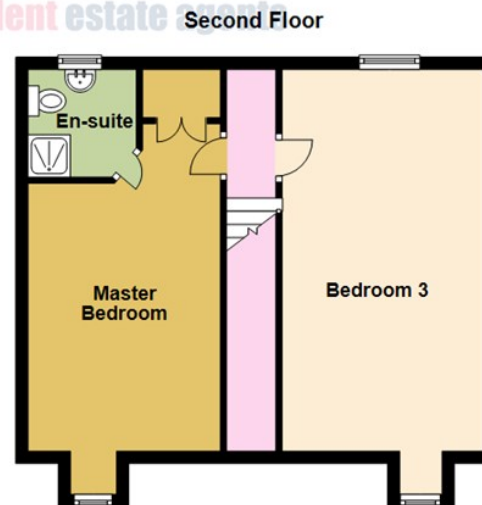
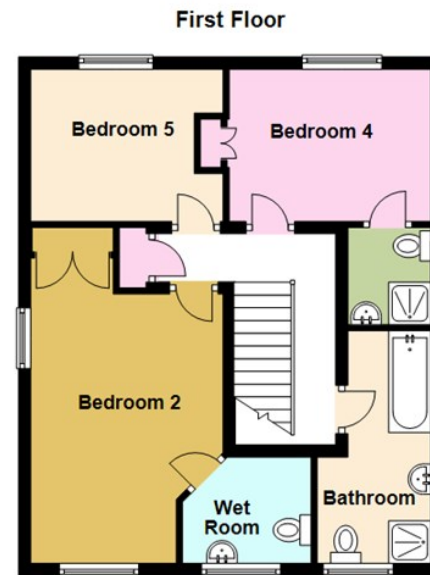
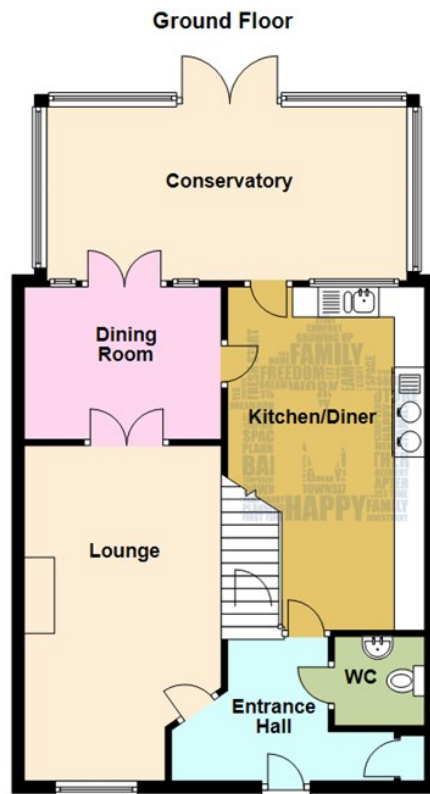
designed with low maintenance in mind, there is a large patio area for entertaining, a lawn area, water tap, light, door to garage and gate leading to the front.

Private Driveway

Providing private off street parking for two/three vehicles and giving access to the garage, gate to rear garden.

Tandem Length Garage

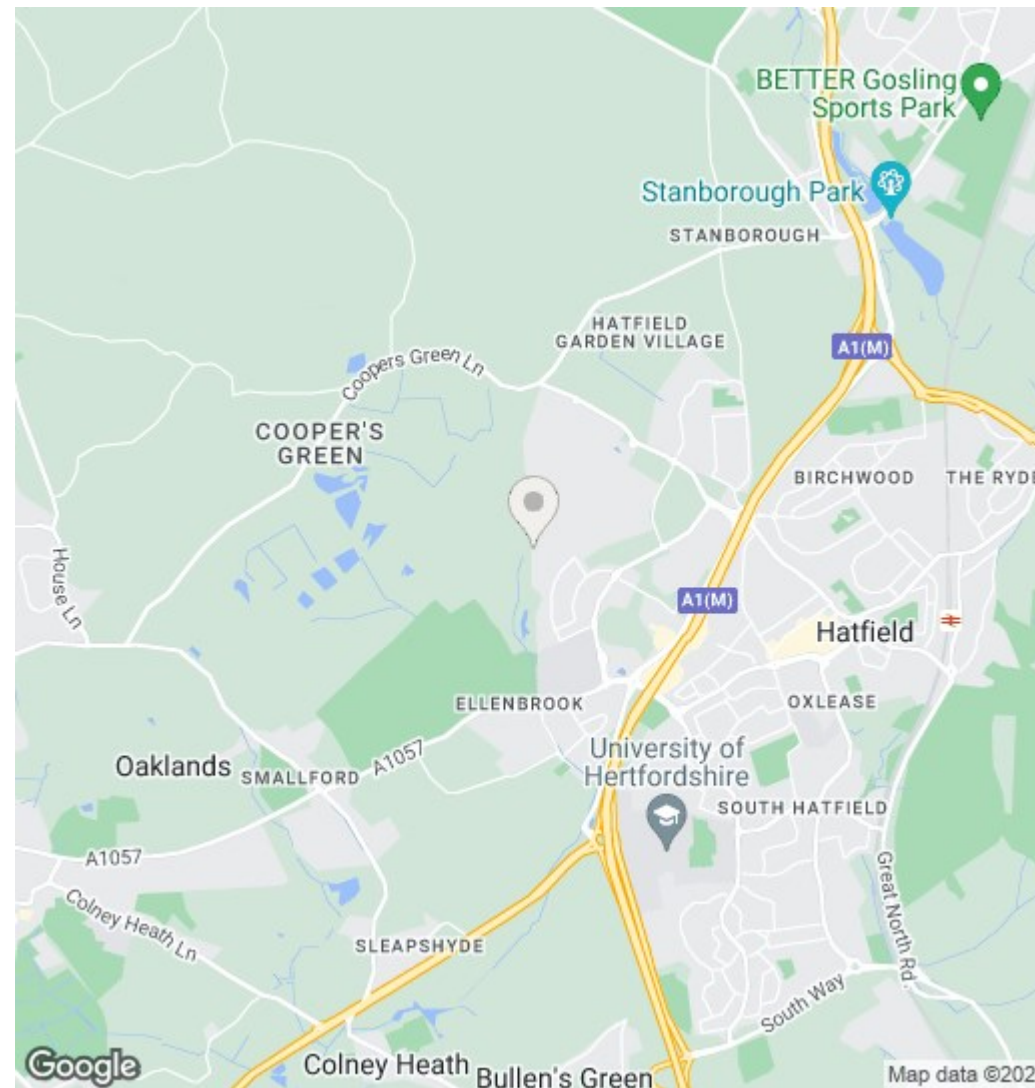
remote controlled electric door, power and light, electric car charging port, eaves storage, personal door to garden.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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