



47 Endymion Road, Hatfield, AL10 8AT

Guide price £725,000 Freehold





## 47 Endymion Road

Hatfield, AL10 8AT

Situated in a highly sought-after residential area renowned for its excellent schooling and proximity to Hatfield train station, this spacious four-bedroom Victorian semi-detached property offers a rare combination of period charm, generous living space, and exciting potential to extend (STPP).

The home welcomes you via a part-glazed front door into a warm and inviting entrance hall, with stairs leading to the first floor and access to all principal rooms. The elegant bay-fronted lounge boasts a beautiful period-style fireplace, while the spacious dual-aspect family room features a central fireplace, perfect for family gatherings.

A bright dining room with side views and fitted storage opens into the kitchen, which offers a range of wall and base units and access to the rear garden. A practical utility room and a ground floor shower room/WC complete the downstairs accommodation.

Upstairs, the landing provides loft access and leads to three double bedrooms—two with charming fireplaces—a fourth bedroom ideal as a study or nursery, and a family bathroom with a shower over the bath.

Externally, the property enjoys a low-maintenance front garden and a block-paved driveway leading to a detached double garage. The private rear garden is a true highlight, featuring a generous lawn, established trees and shrubs, a patio area, and double gates offering rear vehicle access.

This character-filled family home offers excellent potential for future expansion and modernisation, making it an ideal choice for growing families or discerning buyers looking to create their forever home in a prime location.







## ACCOMMODATION

### Entrance Hall

### Lounge

16' x 13'6 (4.88m x 4.11m)

### Family Room

14' x 12'3 (4.27m x 3.73m)

### Dining Room

13'11 x 11'10 (4.24m x 3.61m)

### Kitchen

11'10 x 10'3 (3.61m x 3.12m)

### Utility

### Shower Room

## FIRST FLOOR

### Bedroom 1

14' x 12'8 (4.27m x 3.86m)

### Bedroom 2

13'7 x 12'9 (4.14m x 3.89m)

### Bedroom 3

11'9 x 8'7 (3.58m x 2.62m)

### Bedroom 4

8'2 x 5'8 (2.49m x 1.73m)

### Bathroom

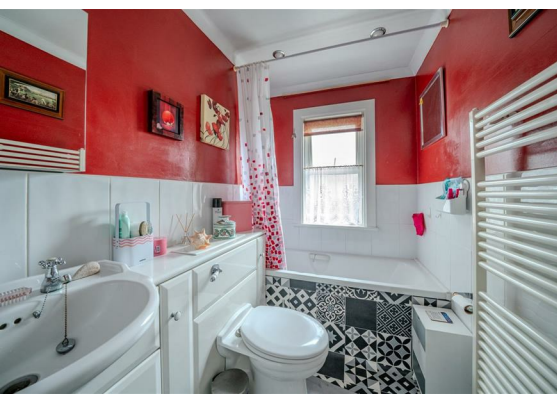
## OUTSIDE

### Double Garage

18'9 x 14'6 (5.72m x 4.42m)

### Paved Driveway

### Rear Garden





Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

