



21 Far End, Hatfield, Herts, AL10 8TG
£495,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are delighted to offer for sale this larger than average family home which has been extended and is arranged over 3 floors. To the ground floor is a kitchen, dining room, lounge, study and shower room. On the first floor are 3 double bedrooms plus a bathroom with separate shower cubicle and then access to the second floor where there is a

large loft room. Externally there is a low maintenance south facing garden and to the front, lots of off street parking and access to the automated garage. Viewings by appointment.



- LARGER THAN AVERAGE FAMILY HOME
- EXTENDED AND ARRANGED OVER THREE FLOORS
- DOWNSTAIRS SHOWER ROOM
- LOUNGE
- DINING ROOM
- THREE DOUBLE BEDROOMS
- LOFT ROOM
- FIRST FLOOR SHOWER ROOM & BATH CUBICLE
- LOW MAINTENANCE SOUTH FACING GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Composite front door with two double glazed leaded light obscure glass panels opening into

ENTRANCE PORCH

Tiled floor. Double glazed obscure glass panel to side. Double glazed Georgian style obscure glass door leading into

KITCHEN

Fitted with a range of medium wood wall, drawer and base units with grey mottled working surfaces above. Tiled splashbacks. Synergie double oven. Belling Touchtronic 5-ring ceramic hob. Stainless steel Zanussi extractor. Space for an American style fridge / freezer. Space for dishwasher. Space for wine fridge. Black fan shaped sink with mixer tap with shower attachment and drainer. Utility cupboard housing washing machine and tumble dryer. Tiled floor. Spotlights to ceiling. Large skylight. White UPVC double glazed window to front. Under floor heating. Courtesy door leading through to garage. Open aspect through to

DINING ROOM

Coving to ceiling. Stairs rising to first floor. Large under stairs storage cupboard. Double radiator. Two sets of doors one of which is glazed and one is bi-folding. Leading through to

LOUNGE

Coving to ceiling. Two Double radiators. Wall mounted TV point. Double glazed doors with matching side lights facing onto garden. Open aspect leading through to

STUDY AREA

Single radiator. White UPVC double glazed window to rear and white UPVC double glazed patio doors facing on to rear garden.



GROUND FLOOR SHOWER ROOM

Features shower with wall mounted controls and glazed fixed shower screen. Wash hand basin set on a plinth with mixer tap. Concealed cistern W.C. with integrated flush. Tiled walls. Tiled floor. Wall mounted extractor. Spotlights to ceiling. Chrome heated towel rail. Shaver point.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

White UPVC double glazed windows to rear. Radiator. Fitted wardrobes with glazed sliding doors.

BEDROOM TWO

Coving to ceiling. Dado rail. Single radiator. Storage area with hanging rail and shelving. White UPVC double glazed window to rear.

BEDROOM THREE

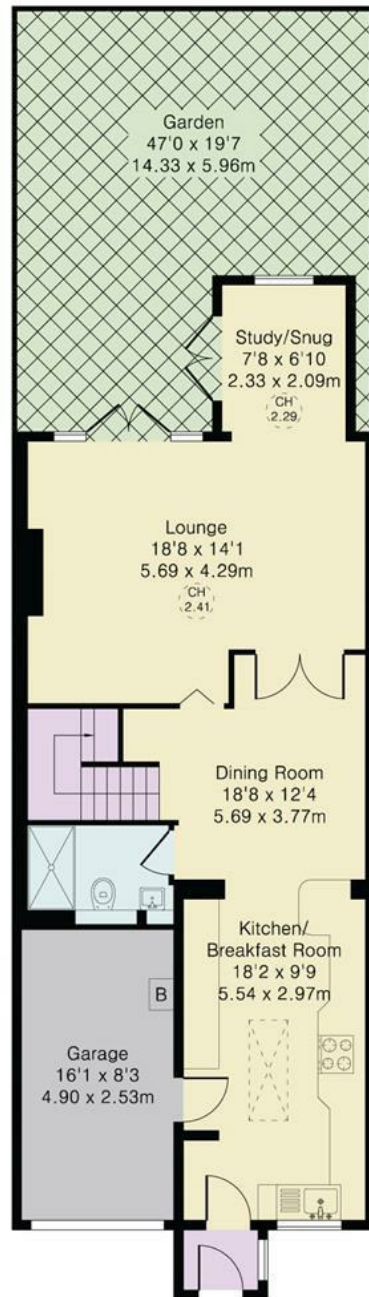
Fitted wardrobes with glazed sliding doors. White UPVC double glazed window to front.

BATHROOM AND SEPARATE SHOWER CUBICLE

Features corner shower cubicle with Grohe wall mounted shower. Glazed sliding shower doors. White bath with wall mounted controls. Corner mounted hand held shower attachment. White sink with pop up waste and waterfall style mixer tap. Concealed cistern W.C. with integrated flush. Concealed bathroom cabinet containing two shaver points. Chrome heated towel rail. Spotlights to ceiling. Tiled walls. Tiled and heated floor. White UPVC double glazed obscure glass window to front.







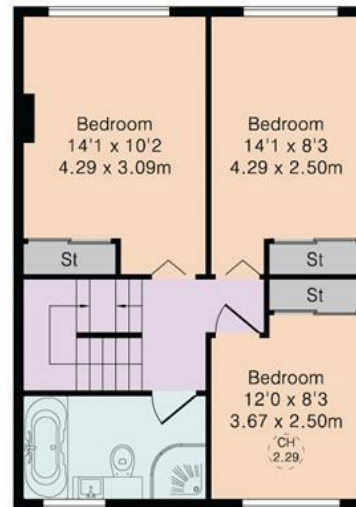
Ground Floor

Approximate Gross Internal Area 1635 sq ft - 152 sq m

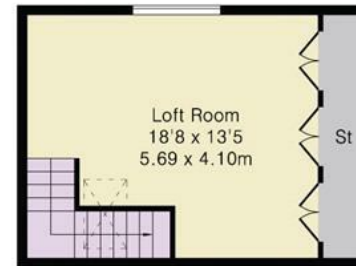
Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 501 sq ft – 47 sq m

Second Floor Area 252 sq ft – 23 sq m



First Floor



Second Floor



GARAGE

Automated up and over door to front. Built in storage units. Power and lighting. Housing Ideal Logic combination boiler. Consumer unit and electricity meter.

REAR GARDEN

50' approx (15.24m approx)
 Accessed either from lounge or study area. Terraced paved patio area with steps leading up to further section. Borders retained via low brick wall. Further steps up to main section of garden which is paved. Features gravelled section. South facing aspect. To rear of garden is a timber shed. Outside tap. Outside lighting. Electric awning. Wall mounted patio heater.

FRONT OF PROPERTY

Paved driveway providing parking for several vehicles. External lighting. Access to garage via up and over door.

LOFT ROOM

Stairs from first floor. Spotlights to ceiling. Wooden storage cupboards. Independent eaves storage. Velux window to front. White UPVC double glazed windows to rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Meter energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 25-34 H 15-24 I 1-14 J		Meter environmentally friendly - lower CO ₂ emissions 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 25-34 H 15-24 I 1-14 J	
70 83		70 83	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

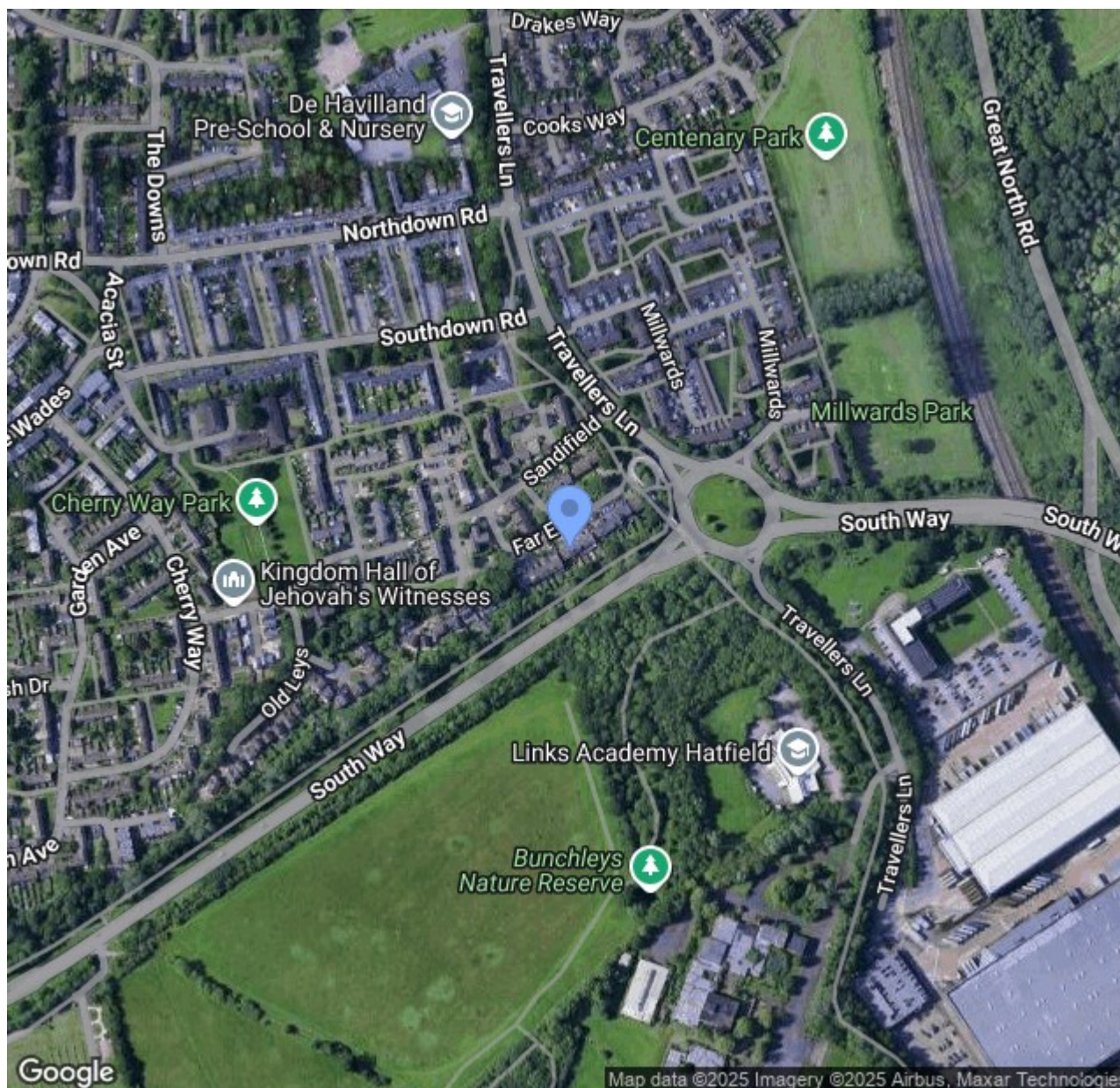
Tenure - Freehold. Council tax band E - Welwyn & Hatfield District Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







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