



**3 Poplar Avenue, Hatfield, Herts, AL10 9RY**  
**Offers In Excess Of £900,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in Western Hatfield, close to Smallford village. This magnificent five bed semi detached house is beautifully presented. Featuring generous living accommodation including kitchen/family/dining room, separate sitting room, covered garden kitchen, principle bedroom with large en-suite, three further large bedrooms and

study/occasional bedroom. Attached garage, gardens to front and rear. Viewing essential.



- FIVE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- KITCHEN/FAMILY/DINING ROOM
- PRINCIPLE BEDROOM WITH LARGE ENSUITE
- SEPARATE SITTING ROOM
- COVERED GARDEN KITCHEN
- THREE FURTHER LARGE BEDROOMS
- ATTACHED GARAGE
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL





Part opaque double glazed front door opens into:

### ENTRANCE HALL

Oak flooring with under floor heating. Double glazed opaque windows to front. Panelled walls. Under stairs cupboard housing electricity consumer unit. Wall light points. LED ceiling spotlights.

### KITCHEN/LOUNGE/FAMILY DINING ROOM

34'7 x 29'3 (narrowing to 16'4, shorting to 11'6) (10.54m x 8.92m (narrowing to 4.98m, shorting to 3.)

#### KITCHEN/LOUNGE AREA

Range of slate grey wall and base units featuring cupboards and drawers and island. Quartz worktops and upstands with inset stainless steel sink. Integrated dishwasher. Integrated wine cooler. Space for 100 cm gas or electric range style cooker with corresponding Rangemaster extractor hood above. LED ceiling spotlights. Oak flooring with underfloor heating. TV aerial and power point. Double glazed window to front. Feature exposed brick wall.

#### DINING AREA

Continuing oak flooring with underfloor heating. Exposed brick chimney breast and fireplace. Built in cupboard housing underfloor heating manifold and Cat 5 cabling junction. Double glazed triple panelled sliding patio doors to rear.

### UTILITY ROOM

9'9 x 9'4 (2.97m x 2.84m )

Range of wall and base units comprising cupboards. Quartz work top with inset stainless steel sink and mixer tap. Space for washing machine and tumble drier. Splashback tiling. Oak flooring with underfloor heating. Access door to garage. Double glazed window to side. LED ceiling spotlights.

### DOWNSTAIRS CLOAKROOM

Modern white suite comprising top flush WC and wall mounted wash basin. Half wood panelled walls. Oak flooring with under floor heating. Ceiling spotlights. Extractor fan.





## SITTING ROOM

13'10 x 11'4 (4.22m x 3.45m )

Length measurement taken into bay window being double glazed and to front. Window seat with cupboards below. Oak flooring with underfloor heating. Two shelved alcoves with double width cupboards. Wall mounted tv power and media socket.

## FIRST FLOOR LANDING

Approached via straight flight staircase from hallway. LED ceiling spotlights.

## BEDROOM ONE

15'9 x 11'8 (4.80m x 3.56m)

Range of bedroom furniture comprising three double width fitted mirrored fronted wardrobes with hanging rails and shelving. Chest of drawers. LED ceiling spotlights. Bedside light points. Double glazed window to front. Oak flooring with underfloor heating. Door to:

## ENSUITE SHOWER ROOM

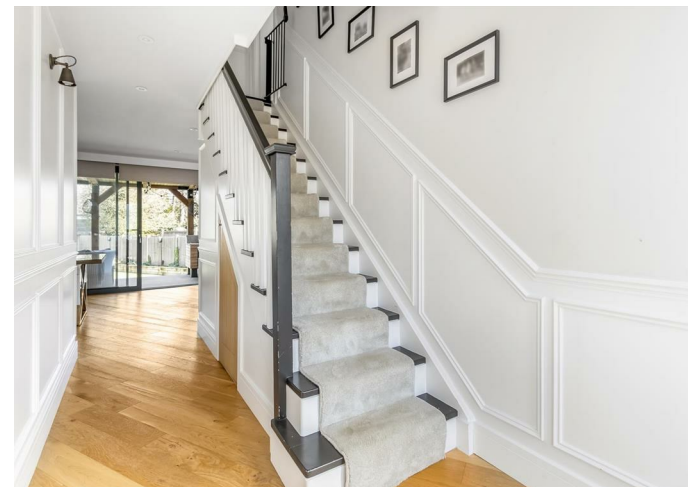
10'9 x 7'7 (3.28m x 2.31m)

Suite comprising contemporary vanity top basin. Free standing bath tub with mixer taps and shower attachment. Wall in wet room shower with glass screen, overhead and hand shower. Concealed cistern WC. Tiled walls and floor. Underfloor heating. Chrome heated towel rail. Electric shaver point. Large fitted wall mirror. LED ceiling spotlights. Extractor fan. Opaque double glazed window to rear.

## BEDROOM TWO

14' x 10'5 (4.27m x 3.18m)

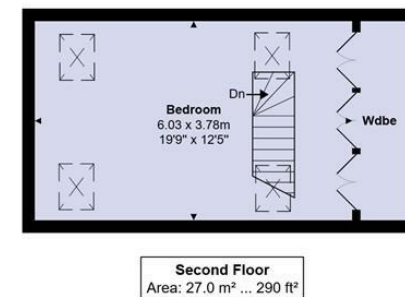
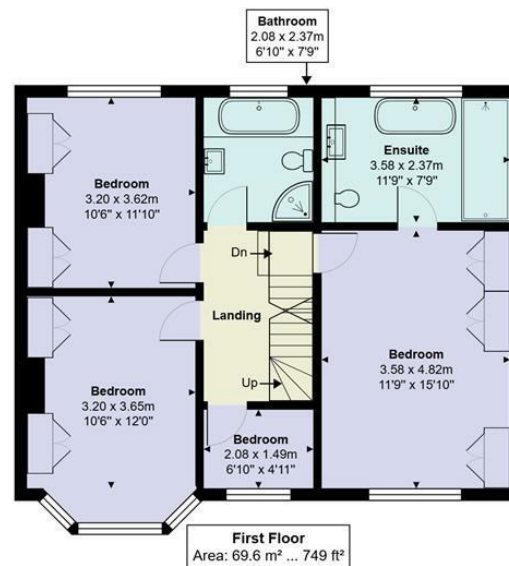
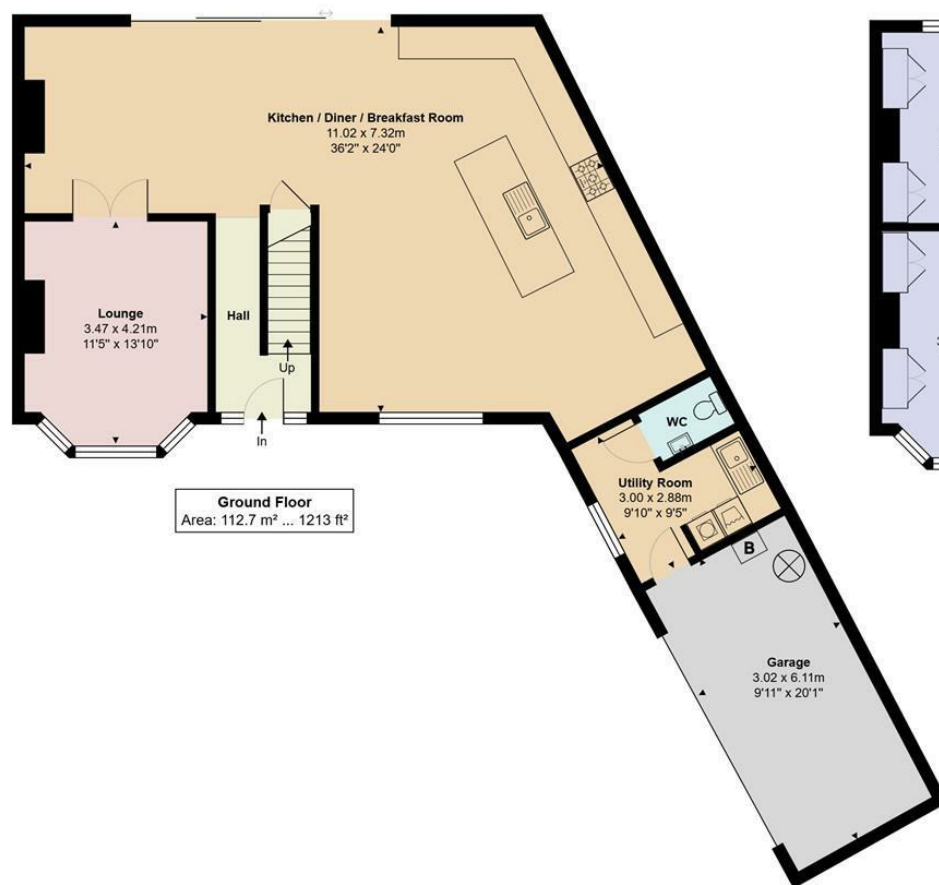
Width measurement taken to the back of the fitted wardrobes being two double width. Oak flooring with underfloor heating. Part wood panelled walls. Double glazed bay window to front. LED ceiling spotlights. Bedside light points.











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Total Area: 209.3 m<sup>2</sup> ... 2253 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





### BEDROOM THREE

10' x 10'6 (3.05m x 3.20m)  
Width measurement taken to the back of the fitted wardrobe being two double width with hanging rails and shelving. Wall mounted TV power and Ethernet sockets. Oak flooring with underfloor heating. Bedside light points. LED ceiling spotlights. Double glazed window to rear.

### STUDY/BEDROOM FIVE

6'9 x 4'10 (2.06m x 1.47m)  
Oak flooring with underfloor heating. LED ceiling spotlights. Double glazed window to front.

### FAMILY BATH/SHOWER ROOM

7'8 x 6'9 (2.34m x 2.06m)  
White suite comprising corner shower base with over head and hand shower. Bath with shower and mixer tap. Vanity top washbasin with drawer below. Concealed cistern floating WC. Tiled floor with underfloor heating. Half tiled walls. Fully tiled shower area. Chrome heated towel rail. Opaque double glazed window to rear. LED ceiling spotlights. Extractor fan.

### SECOND FLOOR



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
More energy efficient - lower running costs	Current	Potential	More environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
Level A 95-100			95-100 A		
Level B 85-95			85-95 B		
Level C 75-85			75-85 C		
Level D 65-75			65-75 D		
Level E 55-65			55-65 E		
Level F 45-55			45-55 F		
Level G 35-45			35-45 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



## BEDROOM FOUR

23' 4 x 12' 5 (7.01m x 3.78m )  
Length measurement taken into back of fitted cupboards. Cupboards are three double width and wall to wall. Width measurement taken into eaves. Some restricted headroom. LED ceiling spotlights. Dual aspect with double glazed Velux skylights to front and rear with roof top and garden views.

## ATTACHED BRICK BUILT GARAGE

20' x 10' 7 (6.10m x 3.23m)  
Access by roller door. Lighting and power. Wall mounted Worcester gas central heating boiler. Worcester pressurised hot water cylinder. Wall mounted gas meter.

## EXTERIOR - OUTDOOR/KITCHEN

32' x 9' 5 (9.75m x 2.87m)  
Immediately to the rear of the kitchen/family room is an Outdoor/kitchen, Completely paved and roofed, but open to either side and the rear. Base units with granite worktops, upstands and shelf. Cupboards below. Built in BBQ. Lighting and power points. Steps down to rear garden.



## REAR GARDEN

53' x 32' (16.15m x 9.75m)  
Length including kitchen terraced. Garden is triangular in shape. widest point on the kitchen garden terrace. Remainder of the garden is a combination of Astro turf and wooden sided raised flower bed. Small paved area to rear. Access to the front via sideways and timber gate. Water point.

## EXTERIOR FRONT

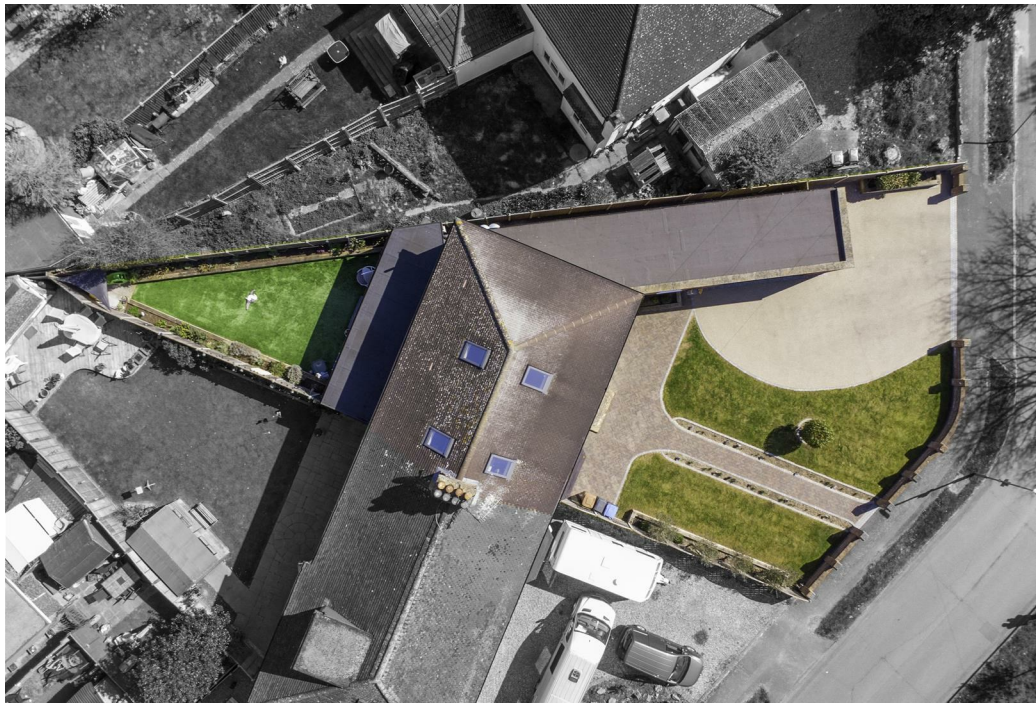
Property has a 75' frontage with a 55' depth with herringbone pathway. Two lawn areas. Flower borders all retained by a brick tiered wall. Timber edged raised flower beds. External lighting point. Gravel effect resin driveway. External power point. External water point.

Freehold. Council tax band E-  
Welwyn and Hatfield council

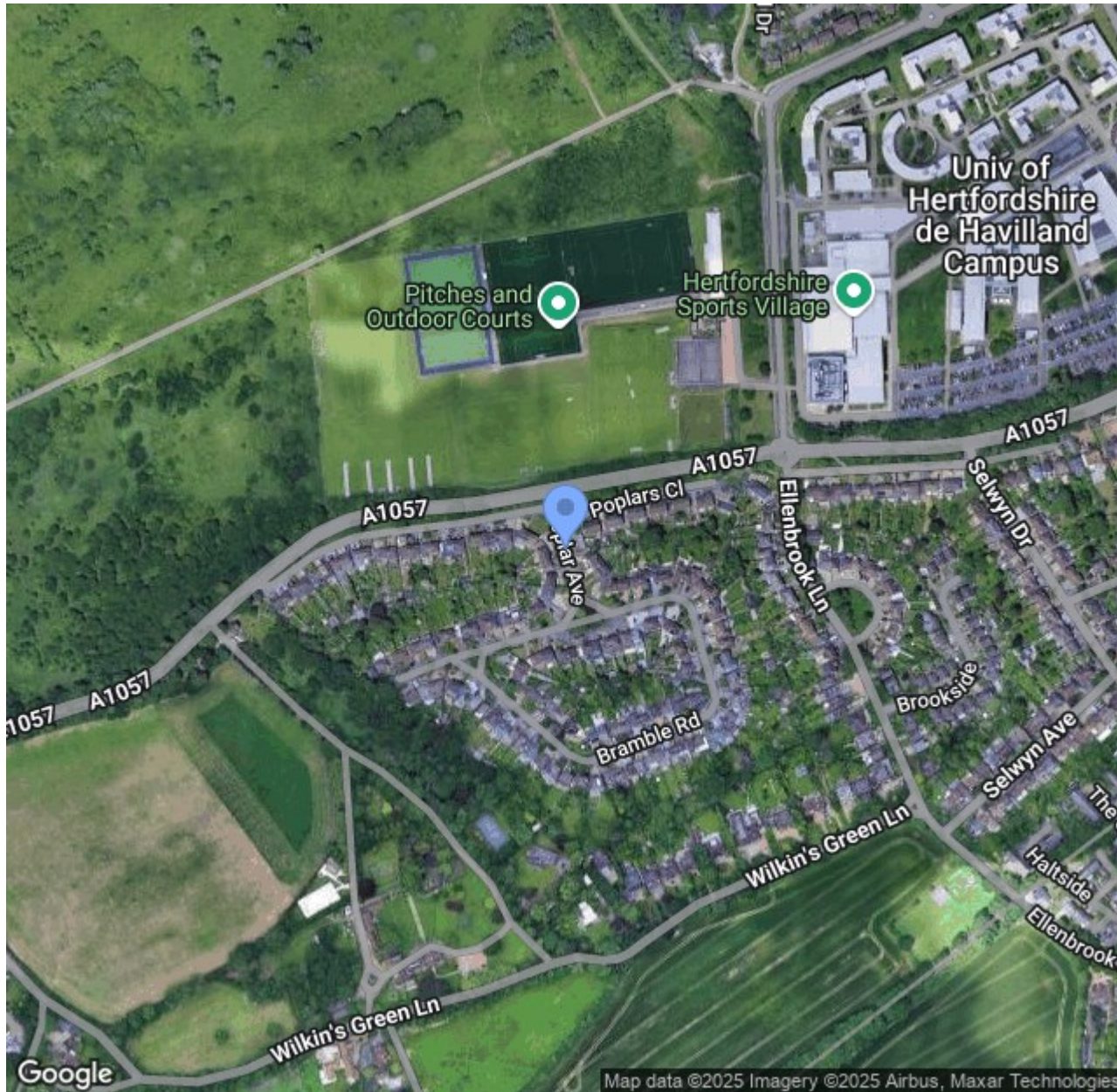
## Property Information

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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