



1 Greenfield, Hatfield, Herts, AL9 5HW
£895,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated overlooking green and woodlands of Hatfield park, this larger than average SIX BED ROOM DETACHED FAMILY HOUSE features lounge, dining room, kitchen breakfast room, utility room, integral double garage, en-suite to main bedroom and 59' and 57'6 westerly rear garden.



- LARGER THAN AVERAGE SIX BEDROOM DETACHED HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- INTEGRAL DOUBLE GARAGE
- EN-SUITE TO MAIN BEDROOM
- 59' X 57'6 WESTERLEY REAR GARDEN
- OFF STREET PARKING
- FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Glazed front door opens into:

GLAZED ENTRANCE PORCH

Quarry tiled floor. Windows to side and to front. Double width shelved cupboard. Glazed door to gravelled Atrium. Frosted double glazed door opening into:

ENTRANCE HALL

15' x 6'9 (4.57m x 2.06m)

Double radiator. Double width built in cupboard housing hanging and shelf.

DOWNSTAIRS WC

White suite comprising low flush WC and wash basin with double width cupboard below. Single radiator, Frost double glazed window to front atrium.

LOUNGE

19'10 x 13'3 (6.05m x 4.04m)

Dual aspect with double glazed windows to front and rear. Double glazed casement door to rear. Single frosted double glazed high level window to side. Brick fireplace with gas living flame fire. Quarry tiled hearth. Two double radiators. Wall light points. Sliding door on archway to dining room.

DINING ROOM

12'4 x 11'4 (3.76m x 3.45m)

Single radiator. Double glazed window to rear.

KITCHEN/BREAKFAST ROOM

18'10 x 12'5 (narrowing to 11') (5.74m x 3.78m (narrowing to 3.35m))

Kitchen

Range of wall and base units in cream featuring cupboards and drawers. Wood effect working surfaces with one and half bowl sink with mixer tap and waste disposal. Belling ceramic electric hob with Bosch fan oven below. Extractor above. Built in microwave oven. Space for dishwasher. Tiled floor. Tiled splashback. Double glazed window to rear. Built in cupboard with space for a fridge freezer. Second built in storage cupboard with quarry tiled floor.

Breakfast area

Continuing tiled floor. Pine wall panelling. Base unit with matching work top to kitchen. Double radiator. Double glazed window to rear. Built in larder with tiled shelf and further shelving.

UTILITY ROOM

11' x 5'10 (3.35m x 1.78m)

Single radiator. Quarry tiled floor. Single drainer sink unit with cupboards below. Space for washing machine, fridge freezer and tumble drier. Double glazed window and part glazed casement door to rear. Half tiled walls.



FIRST FLOOR LANDING

Approached via straight flight staircase from hall way. Double glazed window to front. Single radiator. Built in airing cupboard with hot water tank and wooden slatted shelves.

BEDROOM ONE

14'9 x 11'10 (4.50m x 3.61m)

Dual aspect with double glazed and secondary sliding glazed window to front overlooking the woods in Hatfield park. Double glazed window to side. Fitted wardrobes and dressing table. with matching bedside drawer units. Double radiator.

ENSUITE BATHROOM

9'6 x 5'9 (2.90m x 1.75m)

White suite comprising bath with shower mixer and glazed shower screen. Concealed cistern WC. Wash basin part set within vanity unit with cupboards and drawers below. Tiled walls. Tile effect floor covering. Chrome heated towel rail. Extractor fan. Part vaulted ceiling with double glazed sky light.

BEDROOM TWO

15'3 x 14' (4.65m x 4.27m)

Double radiator. Double glazed window to rear.

BEDROOM THREE

13'5 x 11'7 (4.09m x 3.53m)

Fitted wardrobes. Double glazed window to rear. High level double glazed window to side. Double radiator.

BEDROOM FOUR

12'7 (shortening to 10'2) x 11'10 (3.84m (shortening to 3.10m) x 3.61m)

Single radiator. Double glazed window to rear. Vanity wash basin with double width cupboards and splashback tiling.

BEDROOM FIVE

10'2 x 8' (3.10m x 2.44m)

Single radiator. Double glazed window to front with distance views to woodland and Hatfield park. Built in cupboard with shelving.

BEDROOM SIX

12'10 x 8'1 (3.91m x 2.46m)

Single radiator. Double glazed window to rear.

SHOWER ROOM

11' x 3'10 (3.35m x 1.17m)

White suite comprising shower base with glass cubicle. Pedestal wash basin. Low flush WC. Fully tiled walls to shower area. Half tiled to rest. Chrome heated towel rail. Frosted double glazed window to front. Extractor fan.







Ground Floor
Area: 124.3 m² ... 1338 ft²



First Floor
Area: 111.9 m² ... 1205 ft²



Greenfield, Hatfield, AL9 5HW

Total Area: 236.2 m² ... 2543 ft² (excluding garden)

All measurements are approximate and for display purposes only



PART INTEGRAL GARAGE

21'5 x 15'9 (6.53m x 4.80m)
Wall mounted gas and electric meters.
Lighting and power. Water softener.
Wall mounted Worcester gas central
heating boiler. Single glazed window
to side. Automated up and over door to
front.



EXTERIOR REAR

59' x 57'6 (17.98m x 17.53m)
Backing westerly. Starting from the
rear of the property with a full
width paved patio. External water
point and lighting point. Remainder
of the garden is lawn with steps
leading up. Rose beds and flower
beds to all sides of the lawn with
corner rockery and feature
ornamental fish pond. Timber
garden shed. Garden secluded by
all sides with timber fences,
panelling, shrubs and hedging.
Access to the front via either side
of the property.

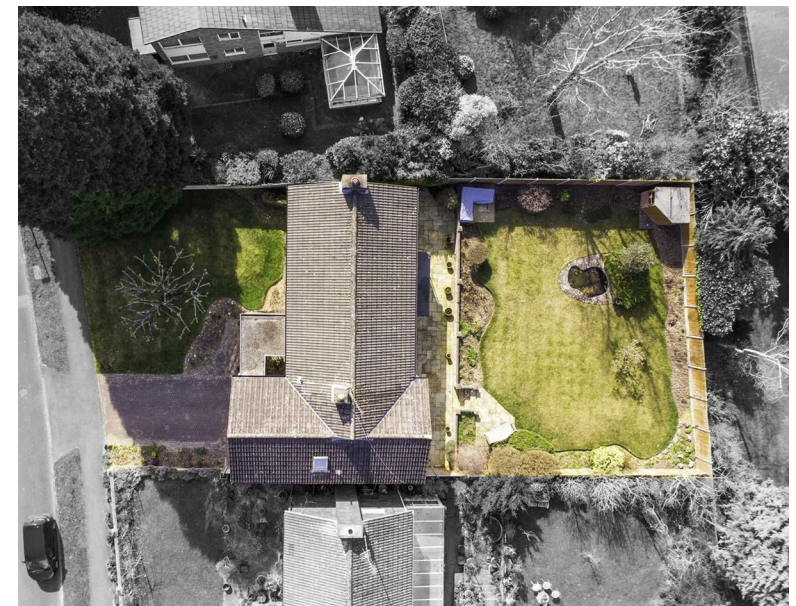
EXTERIOR FRONT

Blocked paved driveway with
parking for cars. Lawn area with
central tree and several flower and
rose beds.

Freehold. Council tax band G -
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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
New energy efficient - lower running costs		New environmentally friendly - lower CO ₂ emissions	
A++ < 15 kWh/m ² /year		A++ < 100 g/kWh	
A 15-25 kWh/m ² /year		A 100-120 g/kWh	
B 26-35 kWh/m ² /year		B 120-140 g/kWh	
C 36-50 kWh/m ² /year		C 140-160 g/kWh	
D 51-65 kWh/m ² /year		D 160-180 g/kWh	
E 66-80 kWh/m ² /year		E 180-200 g/kWh	
F 81-95 kWh/m ² /year		F 200-220 g/kWh	
G > 95 kWh/m ² /year		G > 220 g/kWh	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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