



5 Bedrooms



4 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Double Garage + Driveway



Private Rear Garden



EPC Band C

Council Tax

Band G
- £3,959.33 2025-2026

Local Authority
Welwyn/Hatfield



The Runway, Hatfield, Hertfordshire, AL10 9GL
Offers in Excess of £700,000 Freehold

The Runway, Hatfield, Hertfordshire, AL10 9GL

An exceptionally spacious, well-presented 5 bedroom detached family home, with four shower/bath rooms and a double garage.

- Spacious Family Home
- 5 Bedrooms
- 4 Shower/Bathrooms
- Spacious Kitchen/Breakfast Room and Downstairs Cloakroom
- Good Size Living Room and Bright Conservatory
- Short Drive to Mainline Station
- Close to Galleria Shopping Centre

Description

A welcoming entrance hall presents doors to the property's large living room with adjoining dining room, to the generous kitchen/breakfast room and to a conveniently located ground floor cloakroom. A large, bright conservatory stretches across the rear of the property with sliding doors onto the rear patio and lawn beyond.

One especially large bedroom on the first floor benefits from an en-suite shower room and fitted wardrobes. Happily, a second bedroom on this floor also has an en-suite shower room. A large family bathroom with separate shower and a third sizeable bedroom complete the accommodation on this floor.

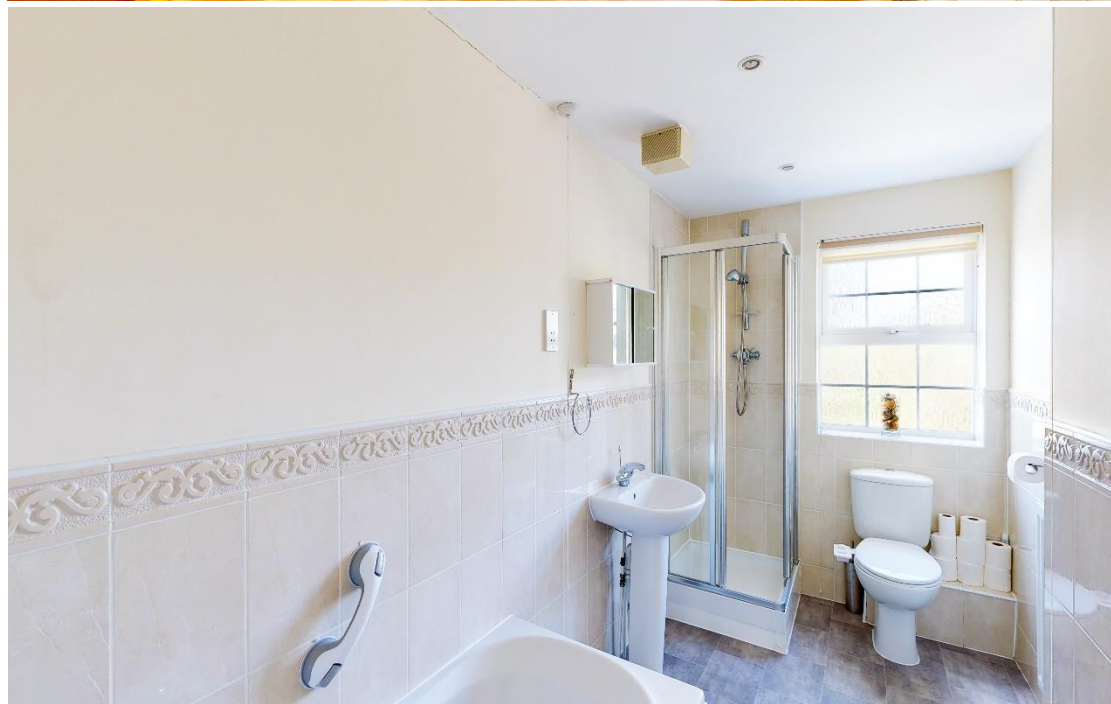
Two further large bedrooms, one with an en-suite shower room and fitted wardrobes, are located on the second floor.

There is the added benefit of a double garage that has parking for 2-3 cars immediately in front of it.

Location

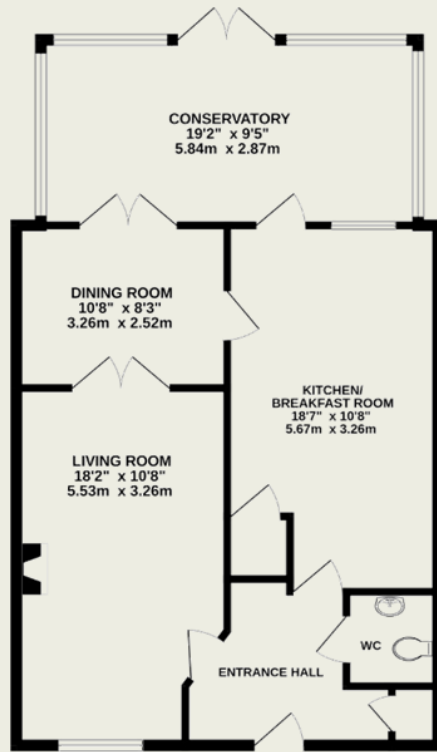
The Runway is a cul-de-sac turning close to the popular eco-friendly primary school "Howe Dell". Other facilities nearby include the "Next Generation Gym", Galleria Shopping Centre and countryside walks. A short drive away are all major road links - A1(M) motorway - and mainline rail stations - Hatfield to Kings Cross and St Albans - Thames Link service.



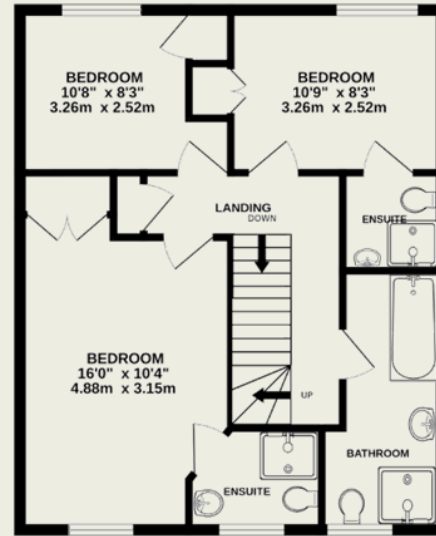


Important Information

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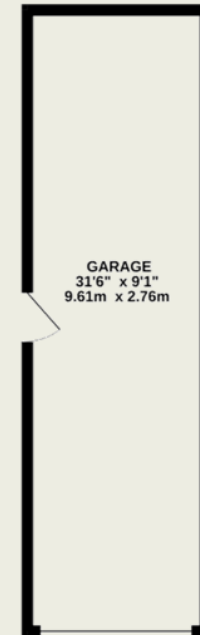
GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.4 sq.m.) approx.

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