



6 Bishops Close  
Hatfield | Hertfordshire | AL10 9PW









# STEP INSIDE

## 6 Bishops Close

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A five-bedroom detached family home with garage and off-street parking situated on the edge of Hatfield. The property offers 1702 sq. ft. of accommodation including a studio flat and garage. The studio flat is currently a superb rental opportunity or perhaps could be used as a home office or self-contained accommodation for a family member. The property is situated at the head of a quiet cul de sac of 10 houses nestled alongside beautiful woodland. A short walk to local schools, the Galleria outlet shopping centre and 1.4 miles to Hatfield mainline train station. Surrounded with amenities and with excellent communication and transport links, this family home is nonetheless in a very private, peaceful location. The property has gas central heating and is built of standard construction and on mains sewerage.

### Step Inside

As you enter this family home there is an inviting, warm feeling. Wooden flooring throughout the hallway continuing into the L shaped living / dining room with feature fireplace. A picturesque window and sliding patio door across the rear where you can sit and enjoy the tranquillity of the gardens. To the left a downstairs toilet and light and airy kitchen diner with tiled floor and plenty of room to enjoy breakfast. The garage has a utility area which is accessed from the rear garden and kitchen back door. The first floor offers four good sized and well laid out double bedrooms with an ensuite shower room to the master bedroom and a spacious family bathroom with separate bath and shower cabinet. There is plenty of light with large windows to enjoy the surrounding woodland. The layout of this home flows beautifully, set over two levels with approximately 1702 sq. ft. of accommodation. The studio flat is equipped with a kitchenette and large shower room and can be accessed from via the front of the garage with an independent door. The letting has been an amazing, regular income for the current owners and could be acquired occupied or unoccupied. If you are looking to use the studio flat for other purposes there is also access to it from the entrance hallway of the main house, so a family member could live independently but still feel part of your home or maybe it could serve as an office or a library or playroom?















# STEP OUTSIDE

## 6 Bishops Close

Nestled alongside Chantry Copse woodland on Chantry Lane, you are never more than a step away from nature. The front garden offers mature flower beds and a pathway leading to entrance door, off street parking for 2/3 cars. A stunning, verdant, private rear garden has many mature trees and shrubs, central lawn surrounded by flower beds and large double glazed patio, with a gate in the fence to the rear which leads you on to the woodland ideal for walking dogs. This garden is not overlooked and is a tranquil setting with lots of wildlife to enjoy. The current owners have created a haven for wild birds, woodpecker, nuthatches, blue tits, wrens and thrushes are amongst the frequent visitors. It is a delight to sit mindfully under the evergreen trees and watch from the secluded decking at the rear or the beautiful patio area whilst alfresco dining with family or friends. As sunlight fades the garden and decking can be lit to show the beautiful trees so that you can continue to enjoy it into the night.

### Location

This property is situated just 1.4 miles from Hatfield Mainline Station; close proximity to Welwyn Garden City, Potters Bar and St Albans – all just 10 minutes away. Easy access to Heathrow, Stansted and Luton airports. Hatfield lies 20 miles (30 kilometres) north of London and just 7 miles North of the M25 besides the A1(M) motorway, and has direct trains to London Kings Cross Station, London St Pancras, Finsbury Park and Moorgate, so there is an easy commute to London.

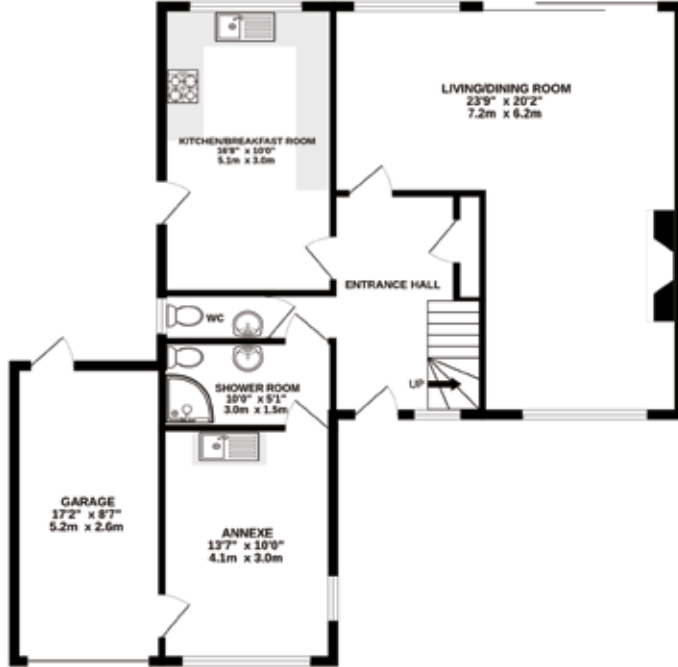


The local area boasts outstanding schools: Howe Dell Primary, Bishop's Hatfield Secondary are on the doorstep, Dame Alice Owen and Queen Elizabeth's Boys in Barnet within easy reach by the 614 bus from just down the road. The town has a wealth of social activities; 4 Leisure Centres, 3 with indoor swimming pools and Hatfield Bowls & Social Club is at the end of the road. The Galleria outlet offers shopping facilities, a cinema and restaurants, all just a short walk away. As a local resident a discounted membership is available for Hatfield House Grade, I Listed Building set in the Great Park. There are also several cycle routes to St Albans, Welwyn and Brookman's Park.

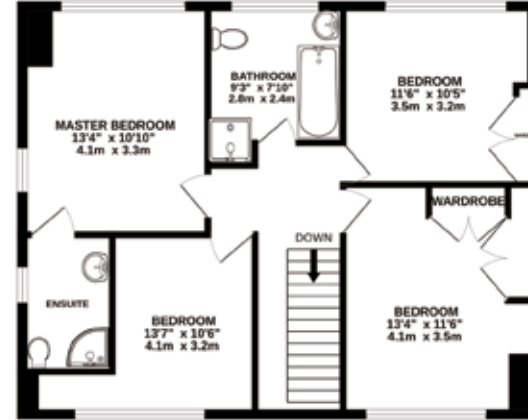


## 6 BISHOPS CLOSE

GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

EPC Rating: D

Council Tax Band: F

Tenure: Freehold  
£ 750,000





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