



Connells

Bramble Road
Hatfield



Property Description

An exceptional well-presented four bedroom family home that offers versatile living accommodation throughout. To the ground floor the property comprises of: entrance hall, downstairs wc, lounge, separate dining room and utility room. The property also boasts a stunning open plan kitchen/diner overlooking the well-manicured rear garden which is the ideal space to entertain or for family living. It further benefits from four bedrooms, master with en-suite shower room and a further family bathroom. Externally the property offers driveway parking for several vehicles and to the rear a generous and well maintained lawned garden. The property underwent a full refurbishment less than 10 years ago by the previous owner and is offered for sale chain free so this really is a must view!

Bramble Road is a quiet residential road which forms part of the highly sought after 'Ellenbrook' area of West Hatfield, close to the University of Hertfordshire, the Galleria Outlet Shopping Centre and the excellent transport links with the A1(M) and M25. Hatfield also benefits from a mainline Station providing access to Londons Kings Cross and St Pancras Station.

Entrance Hall

Solid oak wood flooring, radiator and under stairs storage cupboard.

Cloakroom

Double glazed window to front aspect, wash hand basin, wc, heated towel rail, extractor fan and tiled flooring.

Lounge

12' 7" max x 12' 6" max (3.84m max x 3.81m max)
Double glazed window to front aspect, solid oak wood flooring, radiator and log wood burner.

Dining Room

12' 7" max x 11' 11" max (3.84m max x 3.63m max)
Solid oak wood flooring, log wood burner and radiator.

Kitchen

28' 10" max x 19' 5" max (8.79m max x 5.92m max)
Fitted kitchen with a range of wall and base units, electric Miele oven, gas hob with cookerhood, space for fridge/freezer, integrated Miele dishwasher, underfloor heating, ceramic tiled flooring, sink and drainer, window to rear aspect aswell as five velux windows and two double doors leading to the garden.

Utility Room

8' 11" x 4' 2" (2.72m x 1.27m)
Space for washing machine and tumble dryer, radiator.

Landing

Access to fully boarded loft with light and ladder, carpet.

Bedroom One

14' 7" x 10' 4" (4.45m x 3.15m)
Double glazed window to front aspect, with additional walk-through fitted wardrobe area leading to the en-suite, radiator, carpet.

En-Suite

Double glazed window to rear aspect, shower, wc, wash hand basin and vanity unit, heated towel rail, extractor fan.

Bedroom Two

10' 6" max x 13' 7" max (3.20m max x 4.14m max)
Double glazed window to front aspect,

built in wardrobe, radiator, carpet.

Bedroom Three

11' 8" max x 10' 11" (3.56m max x 3.33m)
Double glazed window to rear aspect,
radiator, carpet.

Bedroom Four

8' 8" max x 8' max (2.64m max x 2.44m
max)
Double glazed window to front aspect,
radiator, carpet.

Bathroom

Double glazed window to rear aspect, bath,
separate shower cubicle, wc, wash hand
basin and vanity unit, heated towel
rail, extractor fan and tiled flooring.

Exterior

Rear Garden

Mainly laid to lawn, flower beds, shed, fenced
to boundaries.

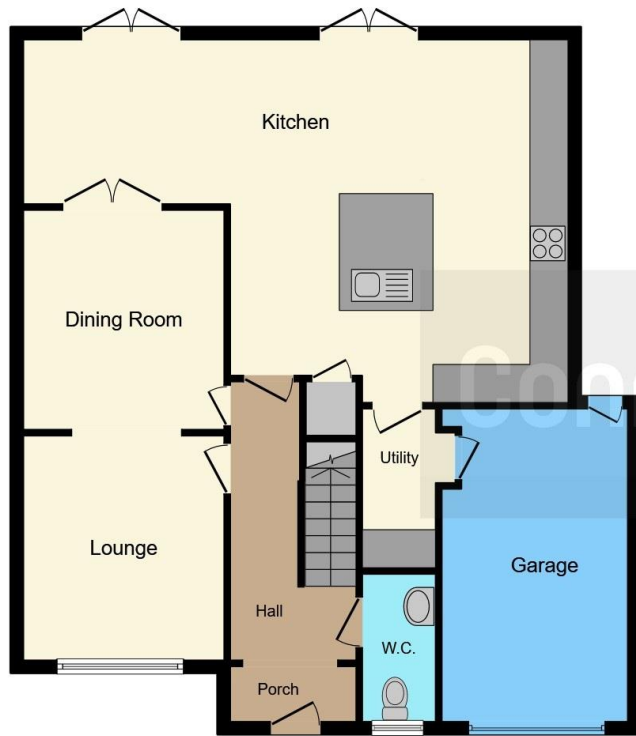
Front Garden

Paved driveway for several cars.

Garage

16' 9" x 9' 7" (5.11m x 2.92m)
Electric garage door to front, power and light,
door to rear aspect.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Tenure: Freehold



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Property Ref: MWK305556 - 0005