



Connells

Salisbury Hall Drive
Hatfield



Property Description

This four bedroom link detached family home comprises of an entrance hall, kitchen, utility room, three reception rooms and a conservatory on the ground floor and then four bedrooms, one with a dressing room and one with an en suite and a family bathroom on the first floor. Externally there is a car port for two cars, a garage and an enclosed rear garden.

Salisbury Hall Drive is located in a convenient location in Hatfield which is close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.

This property is a great family home or an ideal investment opportunity (currently set up as a six bedroom HMO).

Entrance Hall

Storage cupboard, radiator and carpet.

Cloakroom

WC and wash hand basic, radiator and tiled flooring.

Lounge

15' x 14' (4.57m x 4.27m)

Window to the rear and two windows and double doors leading into the conservatory, coving to the ceiling, fire place, radiator and carpet.

Dining Room / Bedroom

11' x 10' (3.35m x 3.05m)

Bay window to the front, coving to the ceiling, radiator and carpet.

Reception Room / Bedroom

11' x 8' (3.35m x 2.44m)

Bay window to the front, radiator and carpet.

Kitchen

11' x 13' (3.35m x 3.96m)

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, space for fridge freezer, radiator and tiled flooring.

Utility Room

5' x 6' (1.52m x 1.83m)

Door to the rear, wall and base units, work surface, sink and drainer, tiled splash back, space for washing machine and tumble dryer, radiator and tiled flooring.

Conservatory

12' x 9' (3.66m x 2.74m)

Single door to the side, electric radiator and tiled flooring.

Landing

Window to the front, access to the loft, storage cupboard, radiator and carpet.

Bedroom One

11' x 10' (3.35m x 3.05m)

Window to the rear, two cupboard / wardrobes, radiator and carpet.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, extractor fan, radiator and tiled flooring.

Bedroom Two

23' x 15' (7.01m x 4.57m)

Two windows to the front, access to a loft space, carpet and two radiators.

Dressing Room

11' x 12' (3.35m x 3.66m)

Window to the front, radiator and carpet.

Bedroom Three

11' x 10' (3.35m x 3.05m)

Window to the rear, storage cupboard, radiator and carpet.

Bedroom Four

11' x 7' (3.35m x 2.13m)

Window to the front, storage cupboard, radiator and carpet.

Family Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan, radiator and tiled flooring.

Car Port

10' x 18' (3.05m x 5.49m)

Space for two cars.

Rear Garden

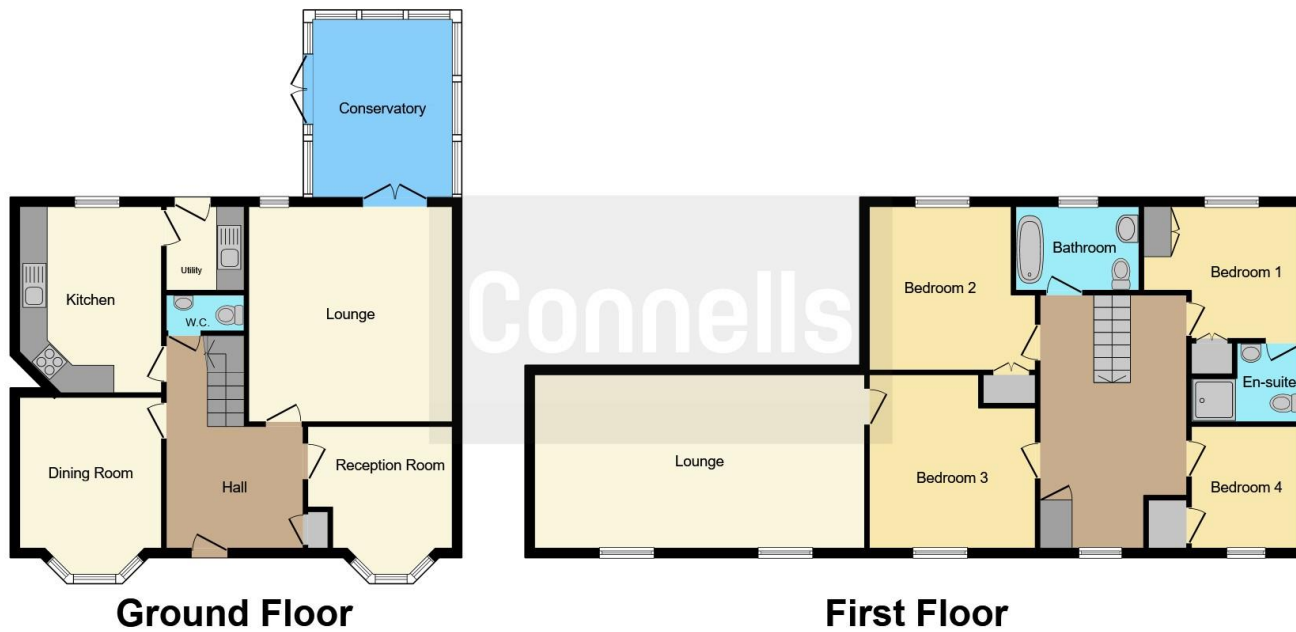
Laid to lawn with patio, stone and decking areas, fences to the borders.

Garage

10' x 18' (3.05m x 5.49m)

Access through the car port, power, lights and electric door.





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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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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