



Connells

Brookside
Hatfield



Property Description

This FOUR BEDROOM DETACHED FAMILY HOME comprises of a kitchen, lounge, dining room, cloakroom and conservatory on the ground floor and then four bedrooms and a family bathroom on the first floor. Externally there is an enclosed rear garden, a garage and driveway parking. The property also benefits from being chain free.

Brookside is located in the highly sought after Ellenbrook area of Hatfield situated between Hatfield and St Albans, both are just a short drive away and have an excellent selection of shopping and leisure facilities as well as mainline railway stations to London. The property 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 as well as having good bus links and easy access to motorway networks.

Entrance Hall

Coving to the ceiling and radiator.

Cloakroom

Window to the side, wc and wash hand basin, vinyl flooring.

Lounge

13' max x 20' max (3.96m max x 6.10m max)

Two windows to the front, coving to the ceiling, gas fire, radiator and carpet.

Dining Room

14' max x 10' max (4.27m max x 3.05m max)

Sliding door to the rear, under stairs cupboard, coving to the ceiling, vinyl flooring and radiator.

Kitchen

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

Window to the rear and door to the side, fitted

kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, boiler, radiator and vinyl flooring.

Conservatory

13' x 9' (3.96m x 2.74m)

Window to the side and rear and door to the side.

Landing

Window to the side, coving to the ceiling, airing cupboard, access to the loft with ladder and light, carpet.,

Bedroom One

11' x 11' (3.35m x 3.35m)

Window to the rear, coving to the ceiling, radiator and carpet.

Bedroom Two

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

Window to the front, coving to the ceiling, radiator and carpet.

Bedroom Three

10' max x 10' max (3.05m max x 3.05m max)

Window to the front, coving to the ceiling, radiator and carpet.

Bedroom Four

9' max x 7' max (2.74m max x 2.13m max)

Window to the rear, coving to the ceiling, radiator and carpet.

Bathroom

Window to the side, three piece suite comprising of wc, wash hand basin and bath with hand held shower and electric shower over, radiator and laminate flooring.

Front Garden

Laid to lawn with garden wall, slate driveway with carport.

Rear Garden

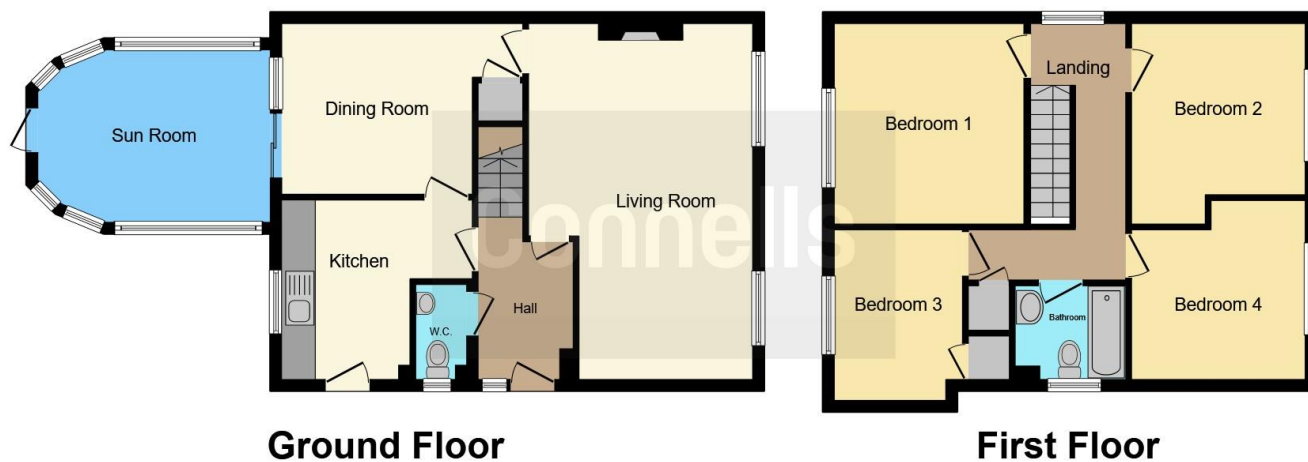
Laid to lawn with patio area, garden shed, flower beds, walls and fences to the borders, outside tap.

Garage

20' 1" x 8' (6.12m x 2.44m)

Window to the rear, door to the side, up and over door to the front, power, light.





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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