



Connells

The Runway
Hatfield

The Runway

Hatfield AL10 9GL

for sale guide price
£700,000



Property Description

This beautifully presented and spacious detached family home has five well-proportioned bedrooms and three luxury en-suites and provides versatile living accommodation for families, professionals or investors alike. The first floor comprises of an entrance hall, convenient cloakroom, spacious modern kitchen/breakfast room ideal for family meals and social gatherings, spacious lounge ideal for entertaining, separate dining room and a bright and airy conservatory that opens onto the garden bringing natural light year-round and ideal for relaxation. The first floor comprises of three bedrooms, two with en suites and a family bathroom and then there are a further two bedrooms, one with en suite on the top floor. This home is complimented by a beautifully enclosed well maintained rear garden with large suntrap patio area, ample driveway parking with EV charging point for ultimate convenience, a double length detached garage and access to the rear garden.

The Runway is in the sought after Salisbury Village area of Hatfield with views over the Ellenbrook Park, a beautiful 4-acre green space and conveniently located close by to the University of Hertfordshire, excellent schools, 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 and excellent motorway links including the A1 and M25.

Entrance Hall

Window to the front, airing cupboard, radiator and laminate flooring

Cloakroom

Wc, wash hand basin, extractor fan, radiator and laminate flooring.

Lounge

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

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

Dining Room

8' max x 10' max (2.44m max x 3.05m max)

Double doors to the rear, coving to the ceiling, radiator and carpet.

Kitchen/Breakfast Room

18' max x 11' max (5.49m max x 3.35m max)

Door and window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob and oven, cooker hood, boiler, under stairs storage, built in fridge freezer, washing machine and dishwasher, radiator and tiled flooring.

Conservatory

Patio doors to the rear and laminate flooring.

Landing

Airing cupboard with water tank with Megafluo heating system, radiator and carpet.

Bedroom Two

15' 1" max plus built in wardrobe x 10' max (4.60m max plus built in wardrobe x 3.05m max)

Window to the front, built in wardrobes, radiator and carpet.

En Suite

Window to the front, three piece suite comprising of wc, wash hand basin and shower, extractor fan and radiator.

Bedroom Four

8' 1" max x 10' max plus built in wardrobe (2.46m max x 3.05m max plus built in wardrobe)

Window to the rear, built in wardrobe, radiator and carpet.

En Suite

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

Bedroom Five

8' max x 10' 1" max (2.44m max x 3.07m max)

Window to the rear, radiator and carpet.

Bathroom

12' max x 5' max (3.66m max x 1.52m max)

Window to the front, four piece suite comprising of wc, wash hand basin, bath and shower, extractor fan, radiator. and laminate flooring.

Bredroom One

10' max x 19' max plus built in wardrobes (3.05m max x 5.79m max plus built in wardrobes)

Window to the front, built in wardrobe, radiator and carpet.

En Suite

Velux window to the rear, three piece suite comprising of wc, wash hand basin and shower, radiator and laminate flooring.

Bedroom Three

Window to the front and Velux window to the rear, access to a boarded loft, carpet and radiator.

Rear Garden

Laid to lawn with large patio area, motion sensor lights, walls to the side and fences to the rear, side access.

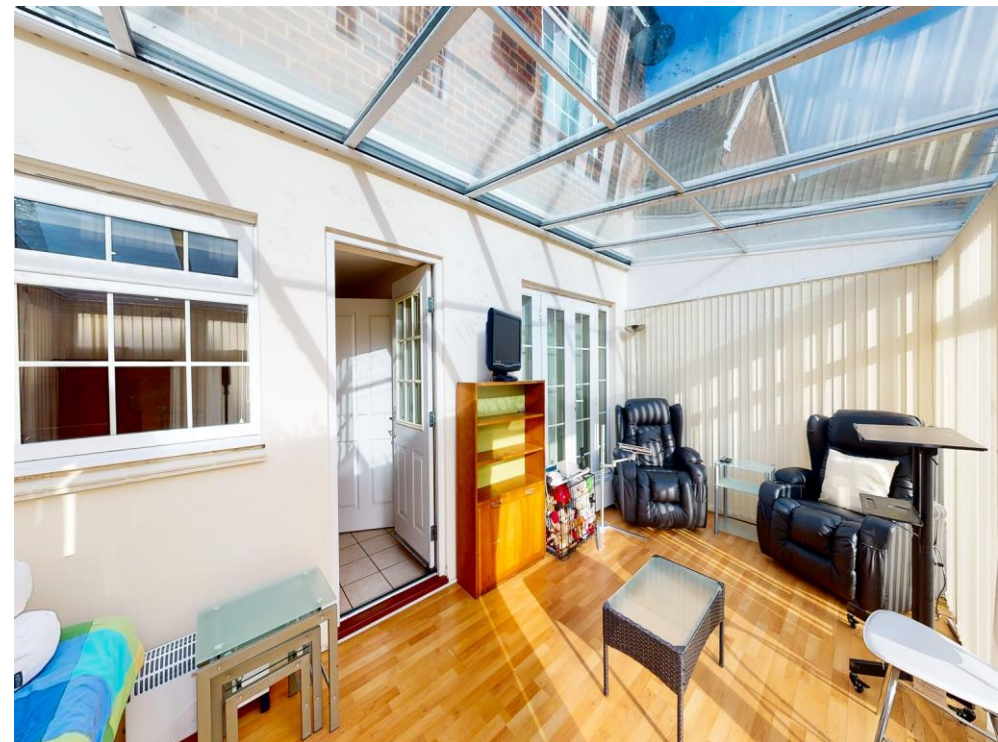
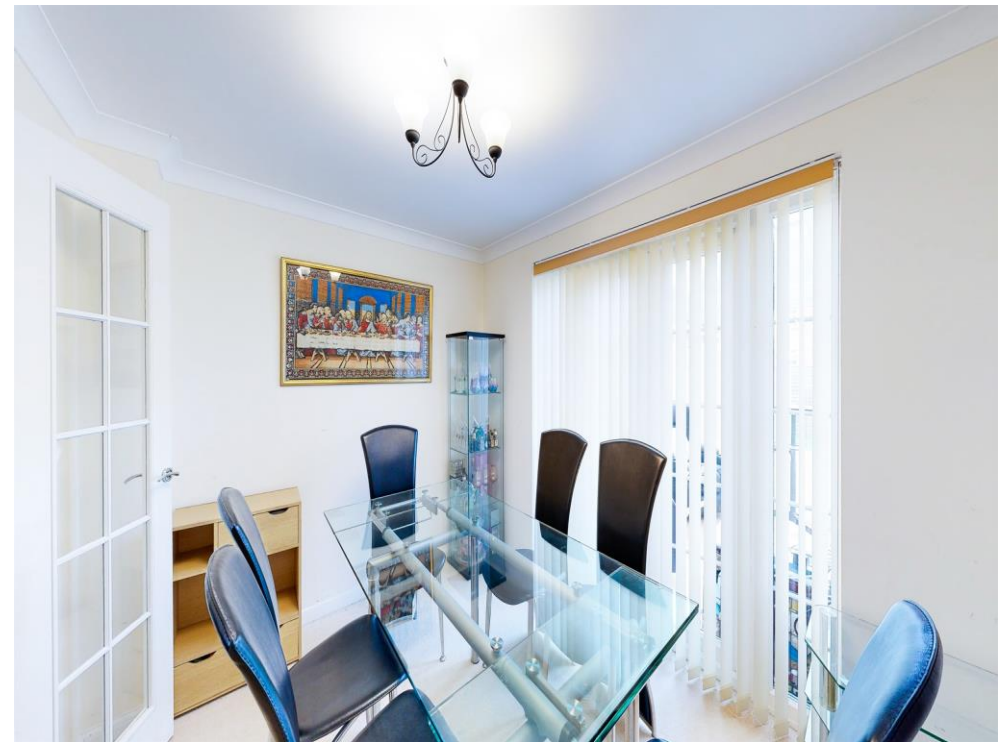
Front Garden

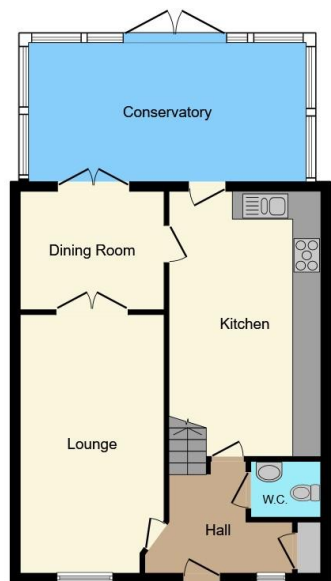
Small pretty garden to the front of the property and driveway parking to the side.

Garage

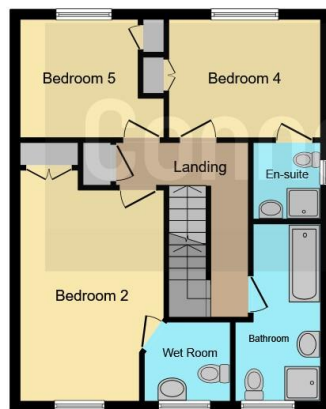
9' max x 31' max (2.74m max x 9.45m max)

Electric door to the front, door to the side, power and light.





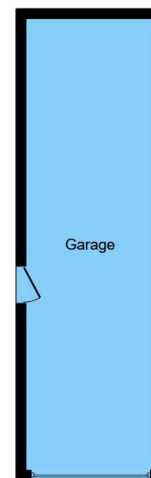
Ground Floor



First Floor



Second Floor



Garage

TOTAL: 187.9 sq.m. (2,023 sq.ft.)

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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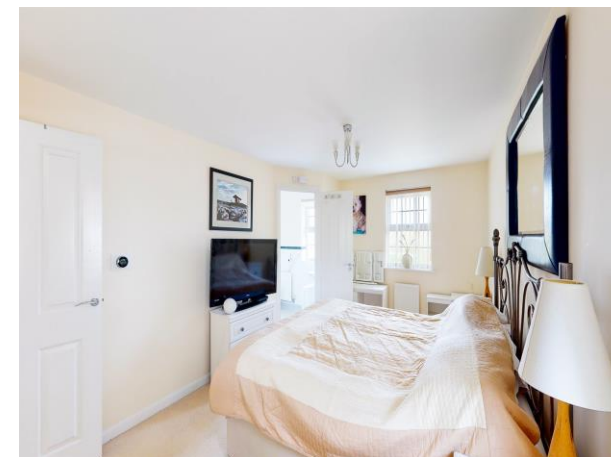
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 Band: G

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Tenure: Freehold



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Property Ref: MWK305977 - 0004