







### Property Description

This exquisite extended four bedroom detached Victorian family home was built in the late 1880's and was once part of the Hatfield House Estate and retains many of the original features and historic charm. The House comprises of an entrance hall which leads to the snug, dining/reception room, kitchen/breakfast room, garden room and shower room. Through the kitchen there is a utility room, further reception room and cloakroom. On the first floor there are four bedrooms, the master with en suite and dressing room and then a family bathroom. Externally there is a beautiful wrap around garden, a large gravel driveway with parking for several cars and a double garage. The property also benefits from a self-contained annexe which includes a private entrance, bedroom and shower room.

The Laurels is situated in a desirable location between Welwyn Garden City and Hatfield, 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. Close by in Hatfield you also have 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

#### Snug

14' 1" x 13' 9" ( 4.29m x 4.19m )

#### Reception Room

12' 1" x 11' 1" ( 3.68m x 3.38m )

#### Dining Room

13' 8" x 9' 1" ( 4.17m x 2.77m )

#### Shower Room

#### Garden Room

13' 4" x 12' 2" ( 4.06m x 3.71m )

#### Kitchen / Breakfast Room

15' 2" x 13' 5" ( 4.62m x 4.09m )

#### Utility Room

#### Cloakroom

#### Studio

24' 1" x 12' 8" ( 7.34m x 3.86m )

#### Landing

#### Bedroom One

13' 7" x 12' 1" ( 4.14m x 3.68m )

#### Dressing Room

#### En Suite

#### Bedroom Two

12' 1" x 12' 4" ( 3.68m x 3.76m )

#### Bedroom Three

13' x 12' 1" ( 3.96m x 3.68m )

#### Bedroom Four

10' x 9' 9" ( 3.05m x 2.97m )

#### Bathroom

#### Cellar

19' 8" x 13' 1" ( 5.99m x 3.99m )

#### Garage 1

16' 7" x 9' 1" ( 5.05m x 2.77m )

#### Garage 2

13' 3" x 11' ( 4.04m x 3.35m )

#### Out Building

10' 1" x 8' 2" ( 3.07m x 2.49m )

#### Annex:

#### Bedroom

14' 3" x 13' 7" ( 4.34m x 4.14m )

#### Kitchen

16' 5" x 6' 9" ( 5.00m x 2.06m )

#### Utility Room

7' 9" x 6' 1" ( 2.36m x 1.85m )

#### Shower Room







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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