



The Ryde
Hatfield, Hertfordshire

**HERTS
HOMES**

The Ryde
Guide Price £725,000
Freehold

A DETACHED three/four bedroom house SET IN LARGE MATURE GARDENS in the highly sought after RYDE AREA of Hatfield, well served by local amenities, excellent schools and within walking distance of the station.

The property offers extremely spacious and FLEXIBLE ACCOMMODATION with EXCELLENT POTENTIAL TO EXTEND/RECONFIGURE (subject to consents) including a 49ft GARAGE.

TENURE: FREEHOLD.
EPC RATING: 'D'.
COUNCIL TAX BAND: 'G'
(Welwyn Hatfield Council).

NO ONWARD CHAIN.





Energy performance certificate (EPC)

13 The Ryde HATFIELD AL9 8DD	Energy rating D	Valid until 25 April 2034
		Certificate number: 2754-3037-9264-4804-4290

Property type	Detached house
Total floor area	157 square metres

Rules on letting this property

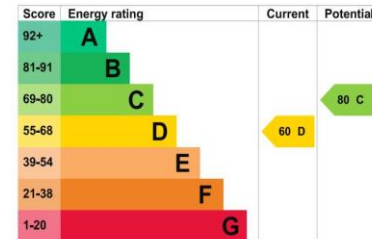
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-owners-and-tenants-property-energy-efficiency-regulations-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



The Ryde



Approx. Gross Internal Floor Area 2339 sq. ft / 217.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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