



The Ryde
Hatfield, Hertfordshire



The Ryde

Guide price £725,000

A beautifully presented three/four-bedroom detached house on a substantial plot in the HIGHLY REGARDED RYDE AREA, well served by local amenities and excellent schooling. Hatfield station and Hatfield House are also also located within close walking distance.

The property has been modernised to a high standard, is neutrally decorated throughout and boasts many individual design/Eco features. Of particular note are the extensive SOUTH WEST FACING GARDENS which have previous PLANNING APPROVAL IN 1995 FOR A DETACHED HOUSE (Ref: H/1995/5032/EM- potential purchasers should make their own current enquiries).

The accommodation comprises: Entrance hallway, cloakroom, bright double aspect living room, light filled kitchen/ dining space with utility room off, two ground floor bedrooms and shower room, two upstairs bedrooms and bathroom (currently configured as large open plan suite). Outside there is an attached double garage with off road parking and STUNNING GARDENS with sweeping lawns and private terrace to side.

TENURE: FREEHOLD. EPC RATING: 'D'. COUNCIL TAX BAND: 'F' NO ONWARD CHAIN.

Agents note: buyers should make their own enquiries on any matters relating to previous or potential planning permissions.





Entrance Hall

Via an insulated wooden front door. Tiled floor with under floor heating. Down lighters. Hanging rail to one side with shelving above and built in shoe rack. Frosted triple glazed window to front. Doors to lounge and:

Cloakroom

Comprising low-level W.C with concealed cistern and storage cupboard over. Vanity unit with inset wash hand basin, mixer tap and drawer under. Shaver point. Tiled floor with under floor heating. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail. Frosted triple glazed window to rear.

Lounge

Solid ash staircase to first floor with under stairs storage cupboard. Tiled floor with underfloor heating. Down lighters. Output vent for MVHR. Pelmet with concealed lighting. Dual aspect with triple glazed window to one side and double-glazed French doors with access to courtyard. Sliding doors to inner hallway and:

Kitchen / Dining Room

Comprising a range of high quality Kutchen Haus fitted units with twin leaf drawers and work surfaces over incorporating a peninsular unit, breakfast bar, inset single drainer one and a half bowl stainless steel sink unit with mixer tap and matching upstand. Built in Neff induction hob. Built in Neff double oven. Built in concealed fridge. Plumbing for dishwasher. Tiled floor with under floor heating. Down lighters. Extractor vent and output vent for MVHR. Pelmet with concealed lighting. Dual aspect with triple glazed windows to both sides. Opening to:

Study Area

Study Area: Built in desk with numerous power and USB charging points. Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Triple glazed window to side. Door to garage. Sliding door to:

Utility Room

Comprising a range of base units with shelving and hanging rails over and work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap and matching upstand. Plumbing for washing machine, underfloor heating machine and space for tumble dryer. Cupboard housing water softener. Viessmann boiler. Tiled floor. Downlighters.



Inner Hallway

Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmet with concealed lighting. Doors to:

Bedroom One

Fitted wardrobes to one wall. Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmet with concealed lighting. Triple glazed window to front overlooking the courtyard.

Bedroom Two

Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmet with concealed lighting. Triple glazed window to side.

Shower Room

Comprising a fully tiled walk-in shower with glazed screen and shower. Low level W.C with concealed cistern and storage cupboard over. Vanity unit with part inset wash hand basin and mixer tap. Shaver point. Tiled floor with under floor heating. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail. Frosted triple glazed window to rear.

First Floor Landing Area

Bedrooms three and four are all currently open plan but could easily be divided by partitions. Wooden floor. Down lighters. Extractor vent for MVHR. Two triple glazed skylight windows to side. Sliding door to shower room. Open to:

Bedroom Three Area

Wooden floor. Down lighters. Output vent for MVHR. Several doors to under eaves storage. Triple glazed window to side, with built in window seat storage

Bedroom Four Area

Tiled floor. Down lighters. Output vent for MVHR. Several doors to under eaves storage. Built in bookcase. Triple glazed window to side, with built in window seat storage.

Shower Room

Comprising a fully tiled double shower cubicle with glazed screen, door and shower. low level W.C with concealed cistern. Vanity unit with part inset wash hand basin, mixer tap and drawer under. Window seat shelving unit. Shaver point. Tiled floor. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail.

Exterior

Front Garden

Laid to lawn with flower beds and mature bushes to front and side boundaries. Brick paved path to front door and onwards to the courtyard. Cold water tap. Exterior lighting. Meter cupboard with shelving, ideal for parcel delivery. Brick paved driveway with parking for two cars, exterior lighting and giving access to:

Double Garage

Remote control electric door with internal control. Light and power. Collection point for internal vacuum system. Eaves storage. Eaves cupboard housing the MVHR system and heat pump. Pedestrian doors to study area and courtyard.

Courtyard

Part walled, and part fenced. Landscaped and mainly brick paved with flower beds to borders with a range of mature and well-tended shrubs and bushes. Exterior lighting. Cold water tap. Pedestrian gate to:

Rear Garden

South Westerly aspect, tapering towards the end. Laid to lawn with flower beds and mature bushes to some boundaries.

SERVICES: MAINS GAS AND ELECTRIC, WATER AND DRAINAGE, BROADBAND.

Renewable Energy and Special Features:

The property has been designed to Passivhaus standard but has not been Passivhaus Certified.

Genvex 300 Mechanical Ventilation Heat Recovery system with additional heat pump.

Genvex Integral Vacuum system.

Kutchen Haus Fitted Kitchen.

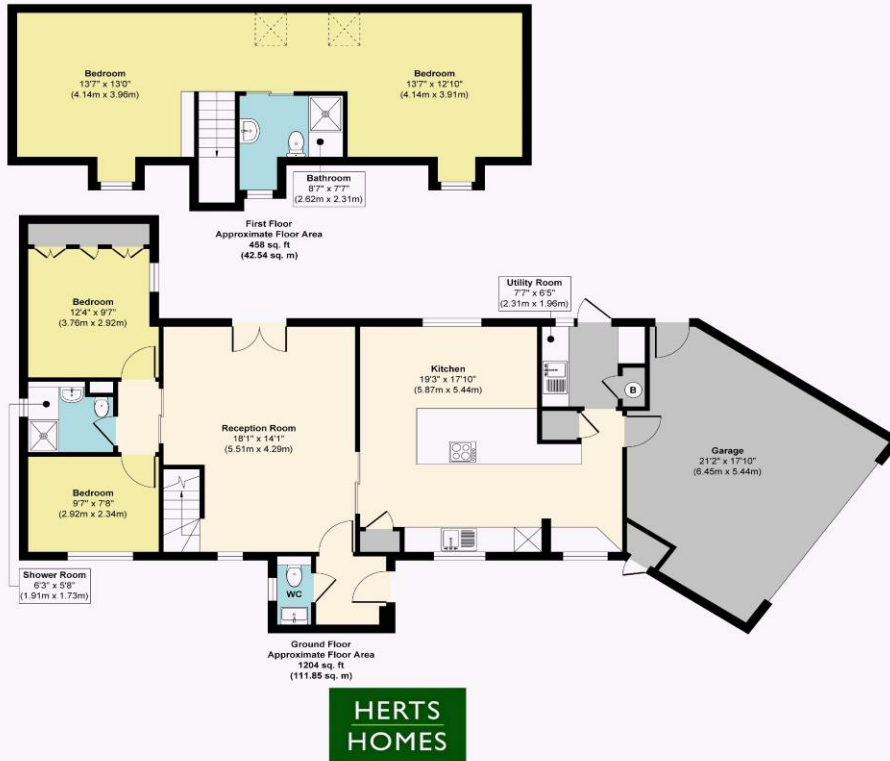
Triple Glazed Windows.

Double Glazed Doors.

Tiled floors to ground floor with under floor heating



The Ryde



Approx. Gross Internal Floor Area 1662 sq. ft / 154.39 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

21 The Ryde HATFIELD AL9 5DQ	Energy rating D	Valid until: 21 May 2034
		Certificate number: 2608-3038-2205-9074-2200

Property type: Detached house

Total floor area: 126 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2608-3038-2205-9074-2200>

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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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