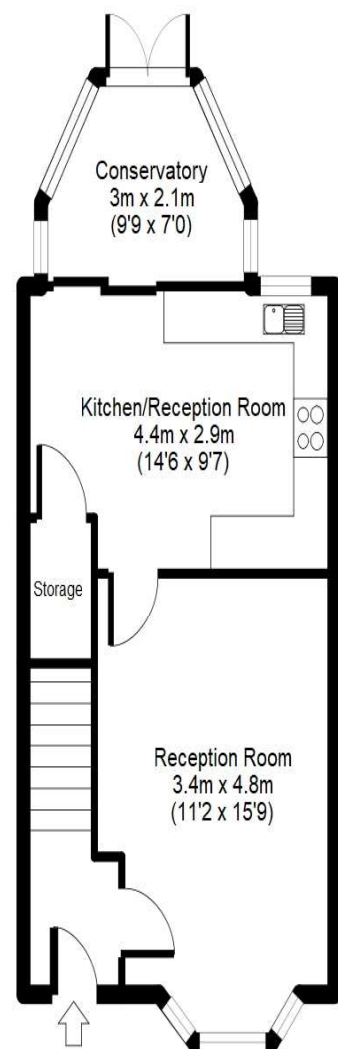
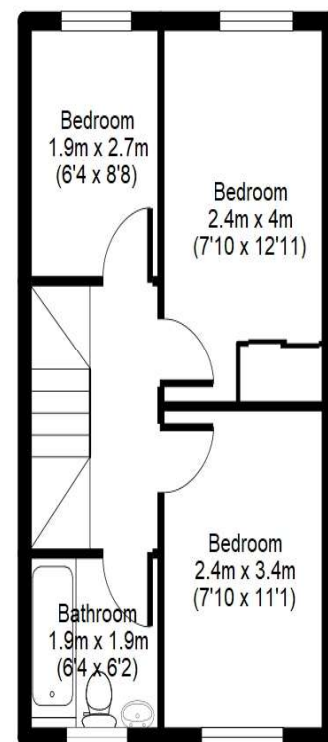


## Endymion Court, Hatfield, AL10

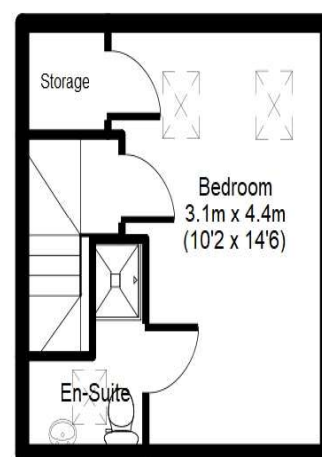
APPROX GROSS INTERNAL FLOOR AREA: 960 sq. ft / 89 sq. m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For identification purposes only  
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

## Endymion Court, Hatfield Freehold Price £530,000



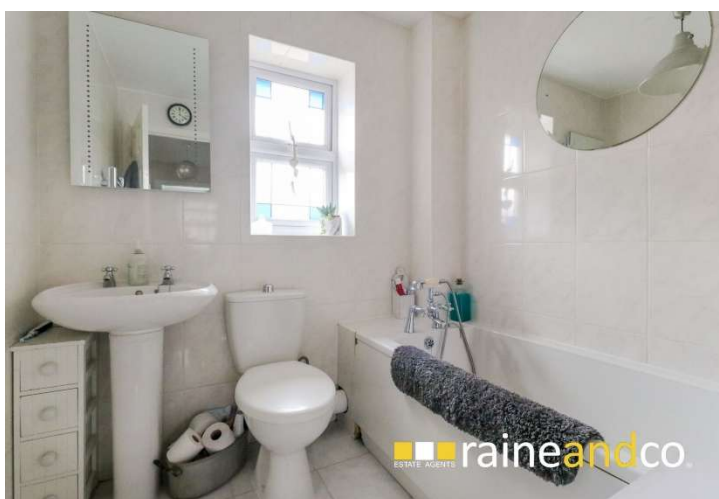
FOUR BEDROOMED SEMI-DETACHED HOUSE WITH TWO BATH/SHOWER ROOMS CLOSE TO THE TRAIN STATION. The semi-detached house is situated within a cul-de-sac within this popular location close to local shops, schools, Hatfield Town Centre, Old Hatfield and the train station.

- Extended Semi-Detached House
- Close to Train Station
- Four Bedrooms
- En-suite Shower Room
- Family Bathroom
- Lounge
- Refitted Kitchen/Dining Room
- Double Glazed Conservatory
- Front & Rear Gardens
- Single Garage and Drive



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219  
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>  
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain





#### Storm Porch

Exterior lighting. Part frosted double glazed panelled front door to:

#### Entrance Hall

Stairs to first floor. Wood effect flooring. Single radiator. Panelled effect door to:

#### Lounge

Concealed and single radiators. Wood effect flooring. Double glazed bay leaded light and stained effect window to front. Panelled effect door to:

#### Kitchen / Dining Room

Comprising a range of matching refitted wall and base units with work surfaces over and inset single drainer, one and a half bowl sink unit with mixer tap. Part tiled walls. Electric cooker point with stainless steel effect filter hood over. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted combi boiler. Wood effect flooring. Double radiator. Under stairs storage cupboard. Double glazed leaded light and stained effect window to rear. Double glazed patio doors to:

#### Conservatory

Double glazed windows to sides and rear. Tiled floor. Power point. Wall light point. Double glazed French doors to rear garden.

#### First Floor Landing

Stairs to second floor. Panelled effect doors to:

#### Bedroom Two

Single radiator. Double glazed leaded light and stained effect window to front.

#### Bedroom Three

Fitted double wardrobe with mirrored sliding doors. Single radiator. Double glazed leaded light and stained effect window to rear.

#### Bedroom Four

Single radiator. Double glazed leaded light and stained effect window to rear.

#### Bathroom

Comprising a panel enclosed bath with mixer tap and hand shower attachment. Low level W.C. Pedestal wash hand basin with touch light mirror over. Tiled walls. Tiled floor. Extractor fan. Heated chrome effect towel rail. Frosted double glazed leaded light and stained effect window to front.

#### Second Floor Landing

Panelled effect door to:

#### Bedroom One

Built in single storage cupboard. Double radiator. Door to under eaves storage cupboard. Two double glazed skylight windows to rear. Panelled effect door to:

#### En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed folding door and shower. Low level W.C. Wall mounted wash hand basin with mixer tap. Part mosaic effect tiled walls. Double glazed skylight window to front.

#### Front Garden

Laid to lawn with flowers to borders and a range of mature shrubs and bushes. Path to front door.

#### Rear Garden Approx 33'4

Paved patio area and astro turf lawn with flower beds to borders and a range of mature shrub and bushes. Cold water tap. Second brick paved area to rear with a timber cabin with light and power, window to side and accessed via part multi paned double doors. Rear access via a pedestrian lockable gate.

#### Further Details

The property is Freehold

Council Tax Band - Band D