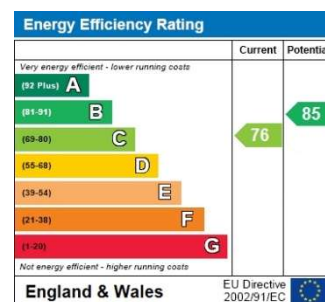


Horsa Gardens, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 2324 sq. ft / 216 sq. m

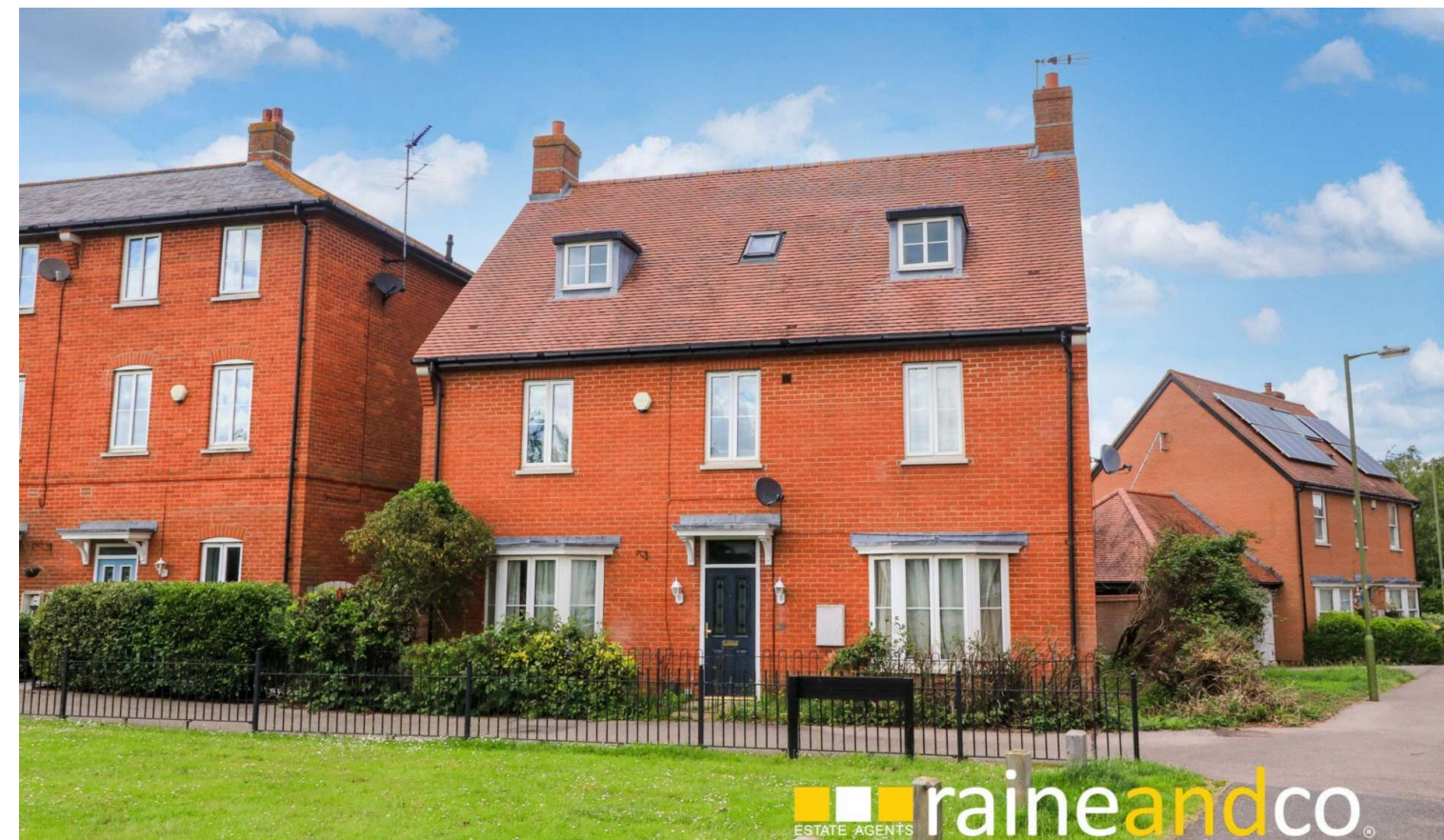


For identification purposes only
Measurements are approx and not to scale



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.

Horsa Gardens, Hatfield Freehold Price £700,000



Impressive 5 bedroom detached house which is an ideal family home with 2 bath/ shower rooms, garage to rear with an additional carport with parking. Located within the Salisbury Village area of Hatfield close to local shops, the business park and The University of Hertfordshire De Havilland

- Detached
- Five bedrooms
- Three Bathrooms / Shower
- Two Receptions
- Kitchen with Dining Area
- Utility Room
- Off Street Parking
- Garage with Carport
- Enjoyable Views to Front





Hallway

Entrance door to front. Double glazed window to front. Laminated wooden style flooring. Radiator. Built in cupboard for coats and jackets also fuse box. Thermostatic heating control. Carpeted stairs to first floor.

Cloakroom

Tiled floor and part tiled walls. Low level WC, wall mounted hand wash basin. Extractor. Radiator.

Lounge

Carpeted flooring, feature fire place and surround, double glazed window to front, radiators and double window and doors opening to the conservatory.

Dining Room

Carpeted flooring, double glazed window to front, and radiator.

Kitchen with Dining Area

A good selection of base and wall units with work tops and one and a half bowl stainless steel sink with mixer tap, splash back tiles, Range style cooker with 8 ring gas hob with plate warmer, oven and grill, Neff overhead extractor, integrated fridge/freezer, dishwasher. Wall mounted boiler in housing. Double glazed window to rear. Tiled flooring. Space for dining table and chairs. Double glazed winds and double doors opening on to the rear garden. Radiator.

Utility Room

Wall and base units with work top and single stainless steel sink with mixer tap, plumbing for washer/dryer and washing machine and space for fridge freezer. Housed boiler in cupboard. Under stair storage cupboard. Tiled Flooring. Radiator.

Conservatory

Double glazed Upvc construction, tiled flooring, electrical points, wall lights, double glazed double doors to garden.

Landing

A large spacious Carpeted landing area with double glazed window to front and radiator.

Bedroom One

Carpeted flooring, double glaze dual aspect windows to front and side, radiators, and Fire surround with heath. Leading to the dressing room:

Dressing Room

Carpeted flooring, fitted wardrobes, double glaze windows to rear, and radiator. Door to:

En Suite

Tiled flooring and walls, corner bath with mixer tap and shower attachment, enclosed shower with glass door, thermostatic shower with controls and shower attachment, low level WC, mounted hand wash basin under vanity unit. Radiator and double glazed obscure window to rear. Extractor fan.

Bedroom Two

Carpeted flooring double glazed window to front, radiator and double built in wardrobe.

Bedroom Three

Carpeted flooring double glazed window to rear, radiator and double built in wardrobe.

Family Bathroom

Tiled flooring, white panelled bath, low level WC, hand wash basin with vanity unit under, radiator and double glazed obscure window to side. Fully tiled walls. Extractor fan. Wall mounted vertical towel rail holder. Airing cupboard housing hot water cylinder.