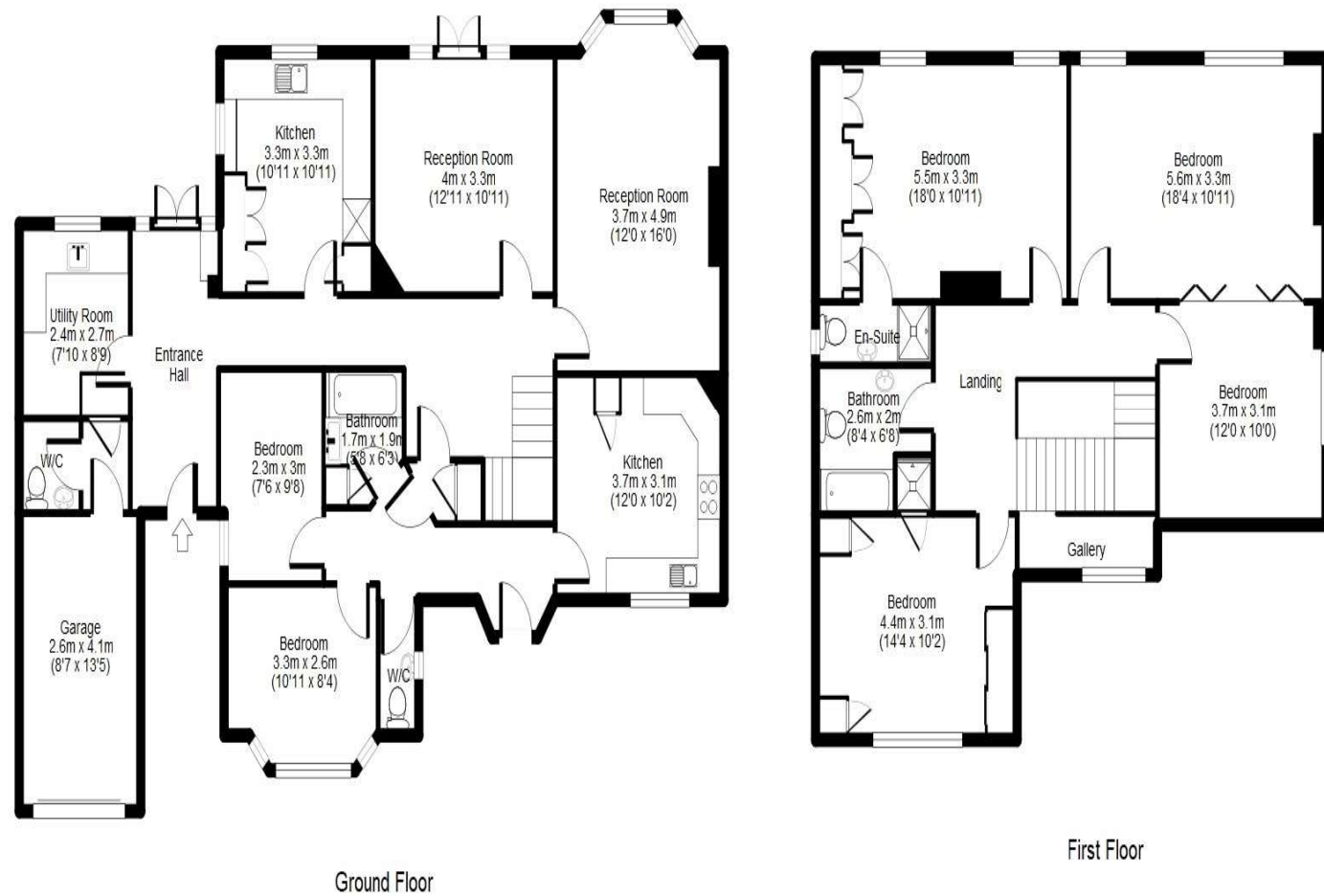


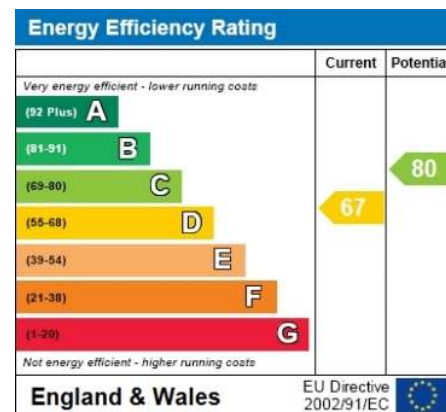
St Albans Road East, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 2229 sq. ft / 207 sq. m incl Garage



Ground Floor

First Floor



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.

St Albans Road East, Hatfield Freehold Price £850,000



AMAZING CHARACTER HOME CLOSE TO THE TRAIN STATION WITH ANNEXE POTENTIAL. Built in the 1930's by the Gascoyne Cecil Estate as the Dentists for the new town. This property is also located close to the town centre and schools.

- Substantial Detached Family Home
- Close to Train Station
- Annexe Potential
- 4 to 6 Bedrooms
- 2 to 4 reception Rooms
- 2 Bathrooms
- En-suite Shower Room
- 2 Kitchen/Breakfast Rooms
- Utility Room





Entrance Hall

Via a part frosted double glazed leaded light effect wooden front door. Stairs to first floor landing with oak bannisters. Cloaks cupboard. Low level storage cupboard. Two double radiators. Entryphone. Picture rail. Double glazed French doors with matching wing windows opening onto the rear garden. Glazed doors to lounge and dining room. Part glazed door to inner hall. Panelled effect doors to garage and:

Cloakroom

Low level W.C. Wash hand basin with splash back tiled wall. Extractor fan. Electric radiator.

Utility Room

Comprising a range of refitted wall and base units with work surfaces over and inset single circular bowl ceramic sink unit with mixer tap and water softener. Space for upright fridge/freezers. Plumbing for washing machine. Vent for tumble dryer. Kick space heater. Hatch to loft. Double glazed window to rear.

Kitchen / Breakfast Room

Comprising a range of matching refitted wall and base units with work surfaces over and inset double bowl single drainer ceramic sink unit with mixer tap and additional osmosis tap and high-pressure water tap for rinsing plates etc. Built in electric hob with extractor hood over and built on oven. Built in concealed fridge and dishwasher. Double radiator. Serving hatch to dining room. Solid tiled floor. Dual aspect with windows to side and rear overlooking the rear garden.

Dining Room

Feature open brick fireplace. Two single radiators. Picture rail. Multi paned effect French doors and matching wing windows to rear garden.

Lounge

Feature open tiled fireplace with matching hearth. Display alcove with glass shelving. Single radiator. Picture rail. Multi paned effect bay window overlooking the rear garden.

Inner Hall

Understairs storage cupboard. Door to annexe.

First Floor Galleried Landing

Airing cupboard. Multi paned effect window to front. Oak bannisters. Entryphone. Two single radiators. Access to substantial loft via ladder. Picture rail. Wooden doors to:

Bedroom One

Range of fitted wardrobes to one wall some with mirrored fronts. Two single radiators. Two leaded multi paned effect windows overlooking the rear garden. Door to:

En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed door, power shower and extractor fan over. Wash hand basin with mixer tap. Low level W.C. Light with shaver socket. Tiled walls. Tiled floor. Downlighters. Frosted multi paned effect window to side.

Bedroom Two

Fitted triple wardrobe with mirrored sliding doors. Bedspace with cupboards over and matching wardrobes to sides. Two wall light points. Fully tiled shower cubicle with frosted glazed door and shower unit. Pedestal wash hand basin with splash back tiled wall and light with shaver socket. Single radiator. Multi paned effect window to front.

Bedroom Three

Feature open brick fireplace. Two double radiators. Picture rail. Two multi paned effect windows overlooking the rear garden. Bi-folding doors to:

Bedroom Four

Single radiator. Picture rail. Multi paned effect window to side.

Bathroom

Comprising a panel enclosed bath with shower unit above. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboards under. Part tiled walls. Extractor fan. Light with shaver socket. Heated chrome effect towel rail. Tiled floor. Frosted multi paned effect window to side.

Annexe

Entrance Hall

Via a part frosted leaded light effect front door. Internal door to main house. Multi paned effect window to front. Single radiator. Doors to:

Kitchen / Dining Room

Comprising a range of wall and base units with work surfaces over with inset single drainer, one and a half bowl ceramic sink unit with mixer tap. Part tiled walls. Electric cooker point with extractor fan over. Plumbing for washing machine. Space for upright fridge/freezer. Single radiator. Multi paned effect window to front.

Cloakroom

Low level W.C. Wash hand basin with splash back tiled wall. Tiled floor. Heated chrome effect towel rail. Frosted multi paned effect window to side.

Lounge

Single radiator. Picture rail. Frosted multi paned effect bay window to front and multi paned effect window to side.

Bedroom

Built in wardrobe. Bedspace with cupboard over. Single radiator. Multi paned effect window to side.

Bathroom

Comprising a panel enclosed bath with mixer tap and separate shower unit over. Vanity unit with wash hand basin, mixer tap and cupboard under. Light with shaver socket. Part tiled walls. Heated chrome effect towel rail. Extractor fan. Tiled floor. Airing cupboard.

Exterior

Front Garden

Walled to front boundary with path to annexe front door and gated side access to rear garden. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Electric car charging point. Exterior lighting. Brick paved driveway providing off street parking for one/two cars and access to front door and:

Garage

Electric up and over remote-control door. Eaves storage. Cold water tap. Light and power. Door to entrance hall.

Rear Garden

Approx. 98'5 x 60'5. South Easterly aspect. Brick paved seating area partly covered by a pergola and matching paths. Laid to lawn with island flower beds and to borders. A range of mature shrubs, box hedging, bushes and trees. Cold water tap. Exterior lighting. Timber summerhouse and shed.

Agent's Note

The owners have installed Solar Panels and an Air Source Heat Pump. These are both in contracts that can be transferred to the new owner, and both create additional income for the current owner. If these are of interest to you, please ask a member of our sale team for further information.