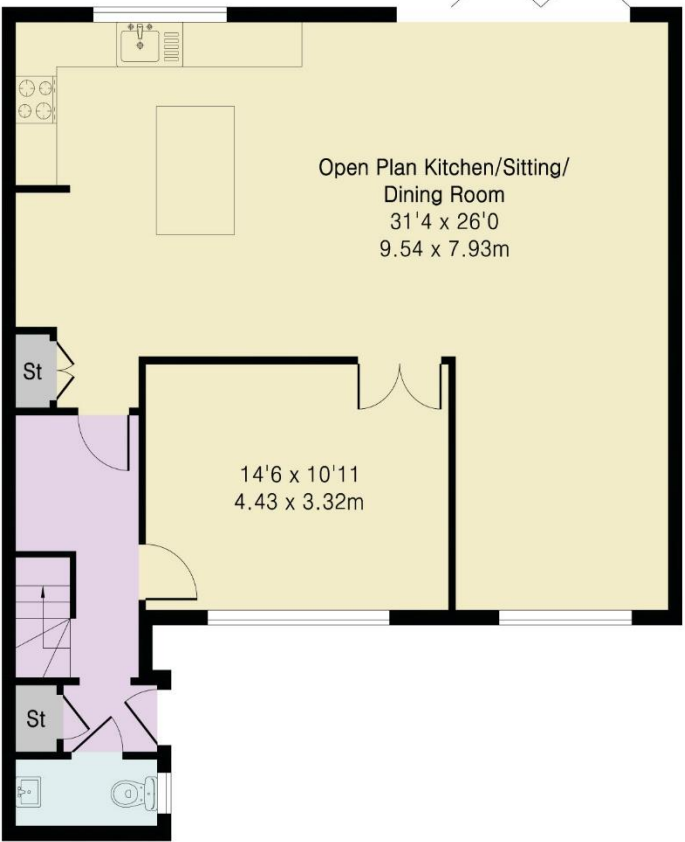


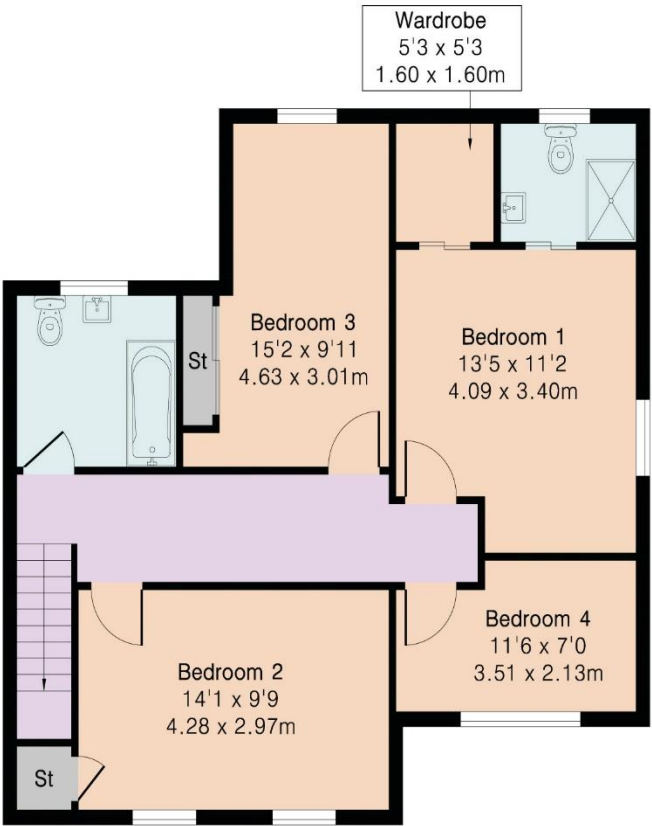
Approximate Gross Internal Area 1647 sq ft - 153 sq m

Ground Floor Area 876 sq ft – 81 sq m

First Floor Area 771 sq ft – 72 sq m



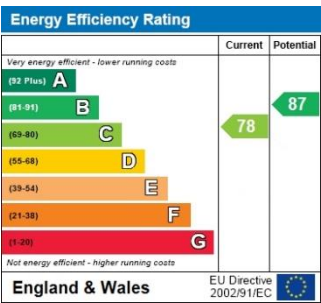
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 particular 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.

Maryland, Hatfield Freehold  
Price £550,000



- Spacious and extended four bedroom family home in a highly sought after area of Hatfield. The property has undergone significant improvements, including a double storey rear and side extension (2016) and a new roof (2016).
- Four bedroom extended end terrace home
  - Spacious and sociable open plan kitchen/lounge area
  - Separate second reception room/sitting room
  - Master bedroom with walk in wardrobe and ensuite
  - Three further well sized bedrooms (three with fitted wardrobes)
  - First floor family bathroom and ground floor cloakroom
  - Approximate 40 ft rear garden with pergola seating area
  - Off street parking for two vehicles and side pedestrian access
  - New roof (2016) and double storey side and rear extension (2016)
  - Prime location within walking distance to shops, schools, town centre, and leisure centre







## Entrance Hallway

The property is accessed via the front door, leading into a bright and welcoming entrance hallway. Featuring inset spotlights, slate tiled flooring, and a useful utility cupboard with plumbing, this space also provides access to the ground floor cloakroom, sitting room, and open plan kitchen/lounge area. Stairs lead to the upper level.

## Ground Floor Cloakroom

Ground Floor Cloakroom The cloakroom is fitted with a low-level flush WC, a pedestal wash hand basin, tiled slate flooring, and inset spotlights. Additional features include a single radiator and an extractor fan.

## Reception Two / Sitting Room

Positioned at the front of the property, this cosy sitting room benefits from a double glazed window to the front aspect, tiled slate flooring, and a single radiator. Double doors lead into the open plan kitchen/lounge area, making it an excellent additional living space.

## Open Plan Kitchen/Dining/Lounge Area

This impressive dual aspect open plan living space is the heart of the home, featuring a double glazed window to the rear aspect, bi-fold doors opening onto the garden, and a further double-glazed window to the front aspect.

The kitchen area is fitted with a range of base and eye level units with square topped work surfaces and tiled splashbacks, a built in electric double oven, a gas hob with a built in stainless steel extractor fan, and a 1.5 bowl stainless steel sink unit with mixer taps. A large breakfast island with seating and power points adds to the sociable and practical layout. There is space for a double fridge/freezer, and the room benefits from inset spotlights, tiled slate flooring, and two double radiators, making it a fantastic space for entertaining.

## First Floor Landing

The first floor landing is well lit with inset spotlights, offering loft access and providing doors to all four bedrooms and the family bathroom.

## Master Bedroom

The spacious master bedroom is positioned at the front of the property, featuring a double glazed window, a single radiator, and a walk in wardrobe. A door leads to the ensuite shower room.

## Ensuite Shower Room

The ensuite includes a walk in shower cubicle with a plumbed in shower, a pedestal wash hand basin, and a low level flush WC. The room is fully tiled with tiled walls and flooring, complemented by inset spotlights, an extractor fan, and a double glazed opaque window to the side aspect.

## Bedroom Two

A large double bedroom, featuring two double glazed windows to the front aspect, a storage cupboard, and a double radiator.

## Bedroom Three

Located at the rear of the property, this bedroom boasts a range of fitted wardrobes with mirrored sliding doors, laminate flooring, a single radiator, and a double glazed window overlooking the garden.

## Bedroom Four

A well-proportioned fourth bedroom, featuring a double glazed window to the front aspect, laminate flooring, and a single radiator.

## Family Bathroom

The modern family bathroom is fitted with a panel enclosed bath with a shower attachment, a pedestal wash hand basin, and a low level flush WC. The room is fully tiled and benefits from inset spotlights, a heated towel rail, laminate flooring, an extractor fan, and a double glazed opaque window to the rear aspect.

## Rear Garden

The approx. 40 ft rear garden is beautifully landscaped, featuring steps leading to a lawn area, raised planted shrub beds, and well-maintained borders. A garden shed offers additional storage, and a pergola with a seating area and power points at the rear of the garden creates a perfect spot for outdoor entertaining. There is also side pedestrian access.

## Front Driveway

To the front of the property, there is a driveway providing off-street parking for two vehicles. A side gate provides additional pedestrian access to the rear garden.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**