

The Paddock, Hatfield

Approximate Gross Internal Area 1380 sq ft - 129 sq m

Ground Floor Area 869 sq ft – 81 sq m

First Floor Area 511 sq ft – 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 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

The Paddock, Hatfield Freehold Guide Price £599,995



Spacious four bedroom extended link detached home near Hatfield town centre. Features include two bathrooms, study, dining room, garage, off street parking, and a generous rear garden. Access to communal gardens and play area. Ideal for families seeking space and convenience.

- Spacious four-bedroom extended link-detached family home
- Prime location near Hatfield town centre and amenities
- Two modern bathrooms including ground floor shower room
- Stylish fitted kitchen with utility space and garden access
- Bright lounge leading into separate dining room
- Versatile home office/study overlooking the garden
- Generous two-part rear garden with patio, shed & greenhouse
- Driveway and garage with power, plus potential for more parking
- Access to communal gardens and residents' play area
- Small monthly charge maintaining exclusive estate environment



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

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Entrance Hallway:

Double glazed front door, wood-effect laminate flooring, two storage cupboards (one housing meters and boiler controls), stairs to first floor, doors to cloakroom, shower room, kitchen, and lounge.

Cloakroom:

Double glazed opaque window to front, low-level flush WC, wash hand basin with vanity unit, textured ceiling.

Ground Floor Shower Room:

Modern walk-in tiled shower cubicle with electric shower, heated towel rail.

Kitchen:

Double glazed window and door to rear, tiled flooring, textured ceiling, fitted base and eye-level units with roll-top work surfaces and tiled splashbacks. Integrated freezer, plumbing for washing machine and dishwasher, space for fridge freezer and cooker, stainless steel extractor fan, stainless steel sink with mixer tap.

Lounge:

Double glazed window to front aspect, coving to ceiling, door to dining room.

Dining Room:

Double glazed French doors and windows to rear, laminate wood-style flooring, electric wall-mounted heater, textured ceiling with coving, door to study.

Study:

Double glazed window to rear, laminate wood-style flooring, textured ceiling, serving hatch to kitchen.

First Floor Landing:

Double glazed window to front, cupboard housing water tank, access to all bedrooms and bathroom.

Bedroom One:

Double glazed window to rear, textured ceiling, range of fitted wardrobes.

Bedroom Two:

Double glazed window to rear, textured ceiling.

Bedroom Three:

Double glazed window to front, textured ceiling.

Bedroom Four:

Double glazed window to front, textured ceiling.

Family Bathroom:

Double glazed opaque window to front, low-level flush WC, pedestal wash hand basin, panel enclosed bath with electric shower and stainless steel mixer tap, extractor fan, partially tiled walls.

Rear Garden:

Approx. 45ft laid to lawn with mature shrubs and flower borders, patio area, outside tap, rear access to garage. Further extended rear garden approx. 30ft with additional lawn, garden shed and greenhouse.

Front Garden & Parking:

Driveway parking for two cars, garage with up-and-over door, power and lighting, additional lawn area with potential for further parking.

Estate Features:

Monthly community charge approx. £22, includes access to well-kept communal gardens and a residents-only children's play area at the end of the road.

Further Details

The property is Freehold
Council Tax Band - Band E

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.