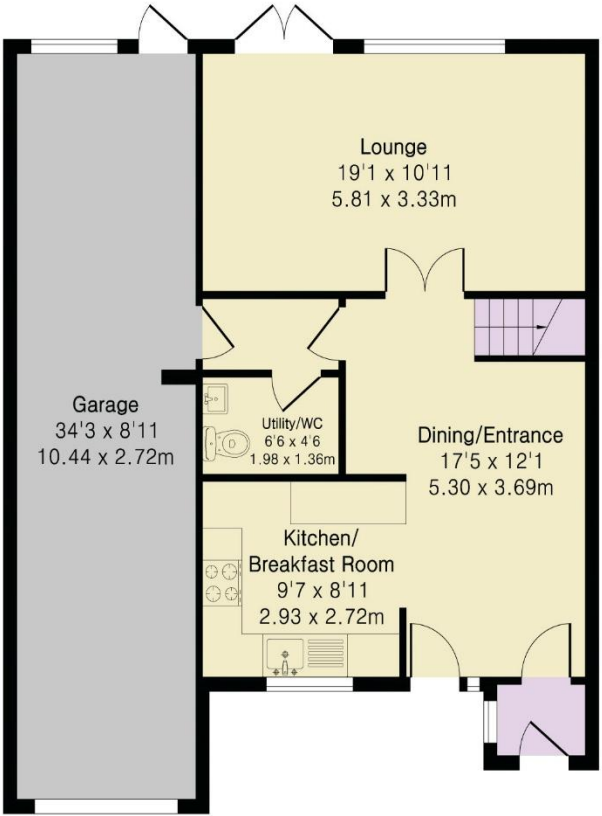


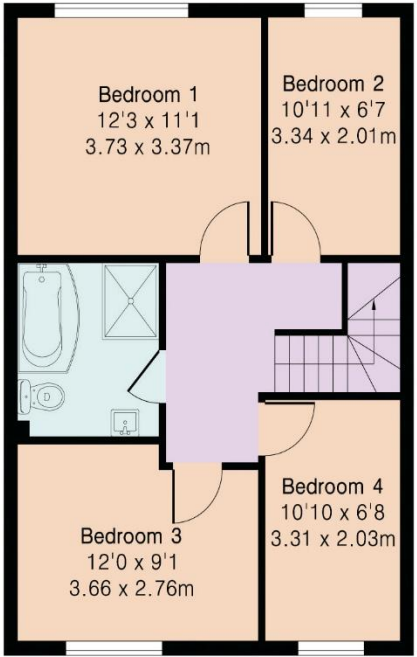
Ground Lane, Hatfield

Approximate Gross Internal Area 1423 sq ft - 132 sq m
(Including Garage)

Ground Floor Area 877 sq ft – 81 sq m
First Floor Area 546 sq ft – 51 sq m



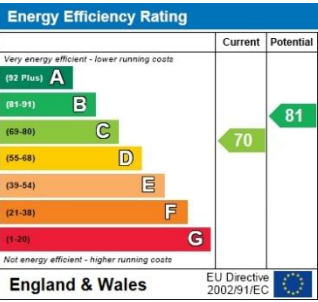
Ground Floor



First Floor



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 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.

Ground Lane, Hatfield Freehold
Offers Over £499,995



Immaculate four bedroom detached home just a 10 minute walk from Hatfield Station (22 mins to Kings Cross). Chain free, beautifully maintained, brand new plumbing, jacuzzi bath, multi outlet shower, and huge potential to extend (STPP).

- Chain free four bedroom detached home
- Only 10 minutes' walk to Hatfield Station (22 mins to London King's Cross)
- Historic location – once part of the Hatfield House Estate
- Includes a free annual pass to Hatfield House for residents
- Brand new plumbing throughout the bathroom and utility
- Jacuzzi bath and multi outlet walk-in shower (unused)
- Open plan kitchen/dining area with breakfast bar
- Spacious rear lounge with French doors to garden
- Tandem-length garage with power, lighting, and conversion potential (STPP)
- Private 35 ft garden, not overlooked, with further extension potential



Ground Lane, Hatfield



Ground Lane, Hatfield

Description

This chain free four bedroom detached home offers spacious, flexible accommodation, modern upgrades, and superb commuter convenience positioned just a 10 minute walk from Hatfield Mainline Station, providing a 22 minute service to London King's Cross (and 17 minutes on early trains).

The property sits on a historic part of Ground Lane, once part of the Hatfield House Estate. The surrounding area retains much of its original charm and history — properties nearby were once home to estate workers, and residents today enjoy a free annual pass to Hatfield House and its beautiful parklands.

Internally, the home features an open plan dining area and kitchen to the front and a spacious lounge to the rear overlooking the garden. A ground floor cloakroom/utility room has recently been fully re plumbed, while a tandem length garage provides extensive storage or conversion potential (STPP).

Upstairs are four generous bedrooms and a luxurious four piece family bathroom, newly refitted with brand new plumbing, a jacuzzi bath, and a multi outlet walk in shower system that has never been used.

Outside, there's a 35 ft square rear garden, private and not overlooked, with mature borders, a shed, and rear garage access. To the front, a lawn and driveway for two vehicles offer parking, with potential to extend further by re landscaping the front garden.

This is a rare opportunity to secure a detached home with heritage charm, modern upgrades, and exceptional scope for further enhancement (STPP) — all within minutes of the station and Old Hatfield.

Porch

Double glazed entrance door and window to front aspect, tiled flooring, leading to inner hallway.

Dining Area

Bright open plan space with textured ceiling and coving, double and single radiators, stairs to first floor, open through to kitchen. Parquet flooring beneath carpet.

Kitchen

Double glazed front window, tiled flooring, range of base and eye level units with roll top work surfaces and tiled splashbacks. Built in electric oven, gas hob, and extractor fan. Plumbing for dishwasher, space for fridge freezer, 1.5-bowl stainless steel sink with mixer tap, breakfast bar, inset spotlights, coving to ceiling.

Inner Lobby

Tiled flooring, textured ceiling with inset spotlights, access to cloakroom/utility room, garage, and lounge.

Cloakroom / Utility Room

Recently re plumbed, low level WC, wall mounted wash hand basin, heated towel rail, tiled flooring and part tiled walls, plumbing for washing machine.

Lounge

Located to the rear with double glazed window and French doors to garden. Coving to textured ceiling, inset spotlights, two single radiators. Parquet flooring beneath carpet.

First-Floor Landing

Coving to textured ceiling, single radiator, access to all bedrooms and family bathroom.

Master Bedroom

Double glazed window overlooking rear garden, coving to ceiling, single radiator.

Bedroom Two

Double glazed window to rear aspect, coving to ceiling, single radiator.

Bedroom Three

Double glazed window to front aspect, coving to ceiling, single radiator.

Bedroom Four

Double glazed window to front aspect, coving to ceiling, single radiator.

Family Bathroom

Newly fitted with brand new plumbing. Features a four piece suite: low level WC, pedestal wash hand basin, jacuzzi bath with shower attachment, and a walk in shower cubicle with rainfall and handheld multi outlet shower (never used). Double glazed opaque side window, heated towel rail, tiled walls and flooring.

Rear Garden

Approx. 35 ft square, mainly laid to lawn with mature shrub borders, garden shed, outdoor tap and security lighting. Gated rear access to garage.

Garage

Tandem length with electric roller door, power and lighting, internal and garden access offering ideal conversion potential (STPP).

Front Garden / Driveway

Lawn area and double length driveway for two vehicles, with scope to increase parking by extending the drive.

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.