



The Runway

Salisbury Village | | AL10 9GL



STEP INSIDE

The Runway

JW & Co. Langleys are proud to present this impressive five-bedroom detached family home, boasting three reception rooms and three en-suites, nestled in a serene cul-de-sac within the highly sought-after Salisbury Village. This exceptional residence offers picturesque views of the Ellenbrook playing fields and enjoys proximity to schools, a business park, the University, and the Galleria shopping and leisure centre.

Offering over 1500 square feet of living space, this property is deemed as the perfect upgrade for a growing family within the local community. The accommodation includes an inviting entrance hall, a practical downstairs cloakroom, an expansive lounge, a separate dining room, a generously sized kitchen equipped with integrated appliances, and a rear conservatory. On the first floor, you'll find three bedrooms, two of which boast en-suites, along with an updated four-piece family bathroom. The landing then leads to two additional bedrooms on the second floor, one of which features an en-suite.

Outside, you'll discover a low-maintenance rear garden predominantly laid with patio, offering an ideal space for relaxation and entertainment. The garden enjoys an east-facing aspect, providing ample sunlight throughout the day. Additionally, there's a well-kept front garden, complementing the property's aesthetic appeal.

To the side of the property, a private driveway accommodates parking for two to three vehicles, granting convenient access to the double-length garage.









STEP OUTSIDE

The Runway

Salisbury Village in Hatfield is a vibrant and dynamic community situated in the county of Hertfordshire, England. This modern development offers a mix of residential properties, ranging from contemporary apartments to spacious family homes.

The village boasts an array of amenities, including schools, parks, and recreational facilities, making it an ideal place for families to settle down. Its proximity to major transportation links, such as the A1(M) motorway and Hatfield train station, ensures easy access to neighboring towns and cities.

With its well-planned layout and green spaces, Salisbury Village provides a welcoming environment for residents to enjoy a high quality of life. The community spirit is evident through various local events and initiatives, fostering a strong sense of belonging among its residents.

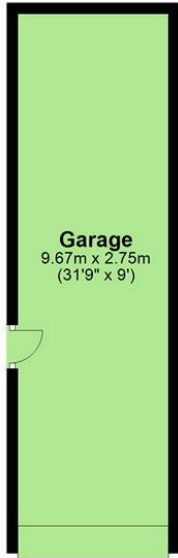
Overall, Salisbury Village in Hatfield offers a balanced blend of modern living and community charm, making it a desirable place to call home in Hertfordshire.



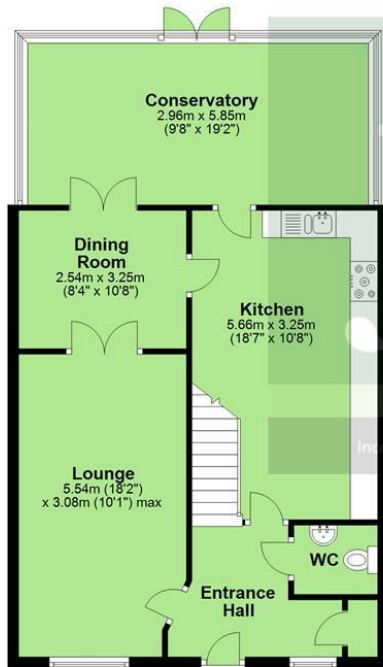


John Whiteman & Company
 01727 844444
 stalbans@jwandco.co.uk

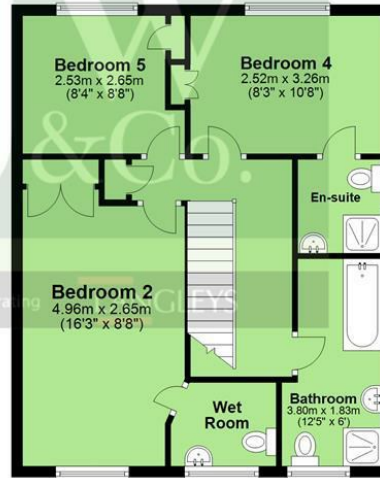
Garage
 Approx. 0.0 sq. metres (0.0 sq. feet)



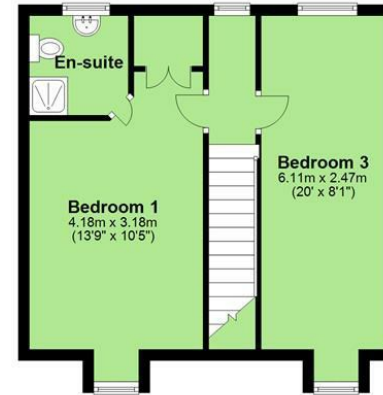
Ground Floor
 Approx. 64.2 sq. metres (691.2 sq. feet)



First Floor
 Approx. 43.2 sq. metres (464.9 sq. feet)



Second Floor
 Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 142.9 sq. metres (1538.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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