



Endymion Road, Hatfield – AL10 8AS

£800,000 Freehold

SEMI DETACHED HOUSE • FOUR/FIVE BEDROOMS • LIVING ROOM WITH BAY WINDOW • SITTING ROOM WITH FIREPLACE & BAR • MODERN KITCHEN WITH ISLAND • UTILITY ROOM & CLOAKROOM • STUDIO/HOME OFFICE • DRIVEWAY & EV CHARGING POINT • FREEHOLD • EPC RATING – D

KINGS
SALES LETTINGS MANAGEMENT



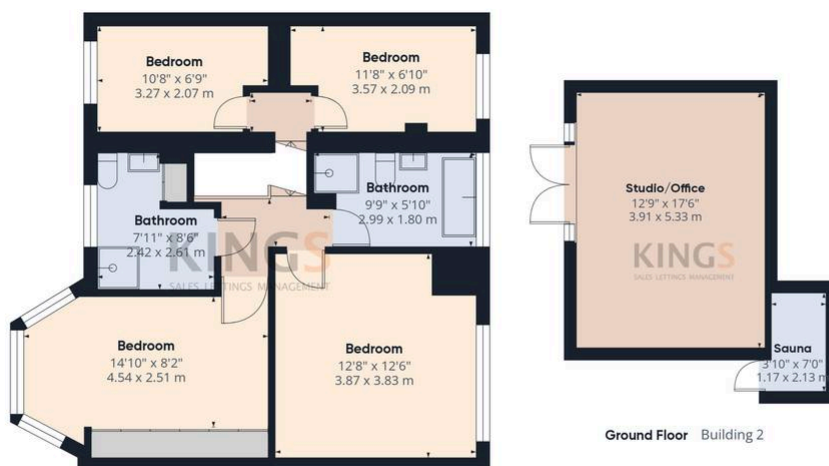


Situated moments from Hatfield Train Station (links to Kings Cross and Moorgate), Old Hatfield and Hatfield House & Park and the Ofsted Outstanding Primary School - Countess Anne is this well presented four/five bedroom semi detached house. The ground floor comprises an inviting entrance hall, spacious living room with bay window, family room with log burning open fireplace and bar, dining room with reflective UV roof, modern fitted kitchen with central island and underfloor heating, utility room with storage and W/C and a playroom/games room but could be a fifth bedroom. The first floor features a large master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third double bedroom, fourth single bedroom, a newly refurbished four piece suite bathroom with underfloor heating and a second separate shower room. This freehold home further benefits from a large West facing garden with lawn and patio areas perfect for entertaining, home office/cinema room/games room/studio at the bottom of the garden, sauna, EV charging station, air conditioning in bedroom five/playroom and home office/studio, newly installed Vaillant boiler, zonal alarm system with CCTV cameras and driveway for several cars. These houses also lend themselves well to a loft conversion subject to the necessary permissions and consents.





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

1907.6 ft²
177.22 m²

Reduced headroom

14.61 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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