



**1 Bulls Lane, North Mymms, Hatfield, Hertfordshire, AL9 7NX**  
**Asking Price £750,000**

**Duncan Perry**  
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Situated on large triangular plot with external frontage of over 100', this FOUR BEDROOM DETACHED house features three reception rooms, side and rear garden, parking and good sized detached garage. Excellent extension potential subject to usual planning permission.



- FOUR BEDROOM DETACHED HOUSE
- POTENTIAL FOR EXTENSION SUBJECT TO PLANNING
- LOUNGE
- SEPARATE DINING ROOM
- OFF STREET PARKING
- DETACHED GARAGE
- SIDE AND REAR GARDEN
- CONSERVATORY
- COUNCIL TAX BAND F
- FREEHOLD



Situated on large triangular plot with external frontage of over 100', this FOUR BEDROOM DETACHED house features three reception rooms, side and rear garden, parking and good sized detached garage. Excellent extension potential subject to usual planning permission.

Panelled front door with frosted double glazed panel opening into:

#### **ENTRANCE PORCH**

Two frosted double glazed window to front. Frosted double glazed window to side. Part glazed door opening into:

#### **ENTRANCE HALL**

Wood flooring. Single radiator. Under stairs storage cupboard.

#### **DOWNSTAIRS CLOAKROOM**

White suite comprising close coupled WC. Wash basin with vanity unit below. Tiled floor. Frosted double glazed window to side.

#### **KITCHEN**

14'7" x 8'5" (4.45m x 2.57m')

Range of wall and base units featuring cupboards and drawers. Work tops with one and a half bowl sink unit. Four ring gas hob with extractor hood above. Separate double oven. Space for washing machine and dishwasher. Double glazed bow window to front. Splashback tiling. Integrated fridge/freezer.

#### **LOUNGE**

15'4" x 11'5" (4.67m x 3.48m')

Double glazed windows and casement doors to rear. Wall light points. TV aerial point.

#### **DINING ROOM**

14'8" x 8'8" (4.47m x 2.64m')

Single radiator. Double glazed window to rear. Ceiling spotlights. Wood flooring.

#### **CONSERVATORY**

14'7" x 12'3" (4.45m x 3.73m')

Wood effect flooring. TV aerial point. Double glazed window to either side and rear. Double glazed double width doors to rear. Two double radiators.



### FIRST FLOOR LANDING

Approached via straight flight staircase from hallway. Double glazed window to front with distant countryside views. Ceiling spotlights.

### BEDROOM ONE

12'8 x 10'1' (3.86m x 3.07m')

Dual aspect with double glazed windows to side and Dorma window to rear. Single radiator. Fitted wardrobes. Wood flooring.

### BEDROOM TWO

11'5 x 9'6' (3.48m x 2.90m')

Dual aspect with double glazed window to side and Dorma window to rear. Single radiator. Fitted wardrobes.

### BEDROOM THREE

9'5 x 7'2' (2.87m x 2.18m')

Double glazed Dorma window to front with distant countryside views. Single radiator. Fitted wardrobes.

### BEDROOM FOUR

8'4' x 7'9' (2.54m' x 2.36m')

Single radiator. Double glazed Dorma window to front with distant countryside views.

### BATHROOM/SHOWER ROOM

11' x 5'8' (3.35m x 1.73m')

White suite comprising bath with shower mixer. Vanity top wash basin with cupboards below. Top flush WC. Shower base with glass cubicle. Overhead and hand shower. Single radiator. Part tiled walls. Tile effect floor covering. Frosted double glazed Dorma window to rear.

### EXTERIOR REAR

40' x 65' approximately (12.19m x 19.81m approximately)

Garden is triangular in shape, max depth is 40'. max width of 65'. Garden is split between lawn and patio. Raised ornamental fish pond. Raised beds. Lighting and power points. Water point.

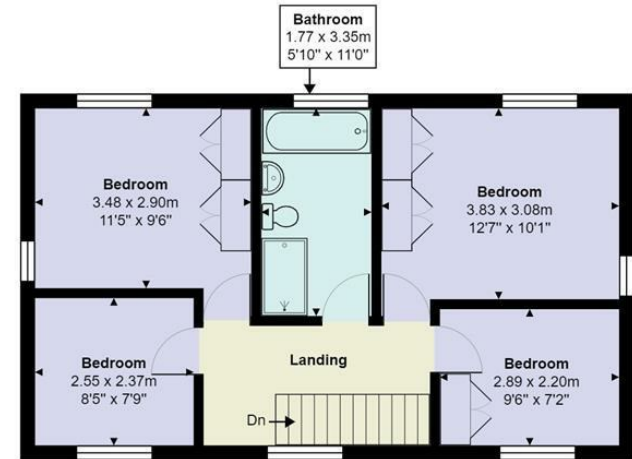
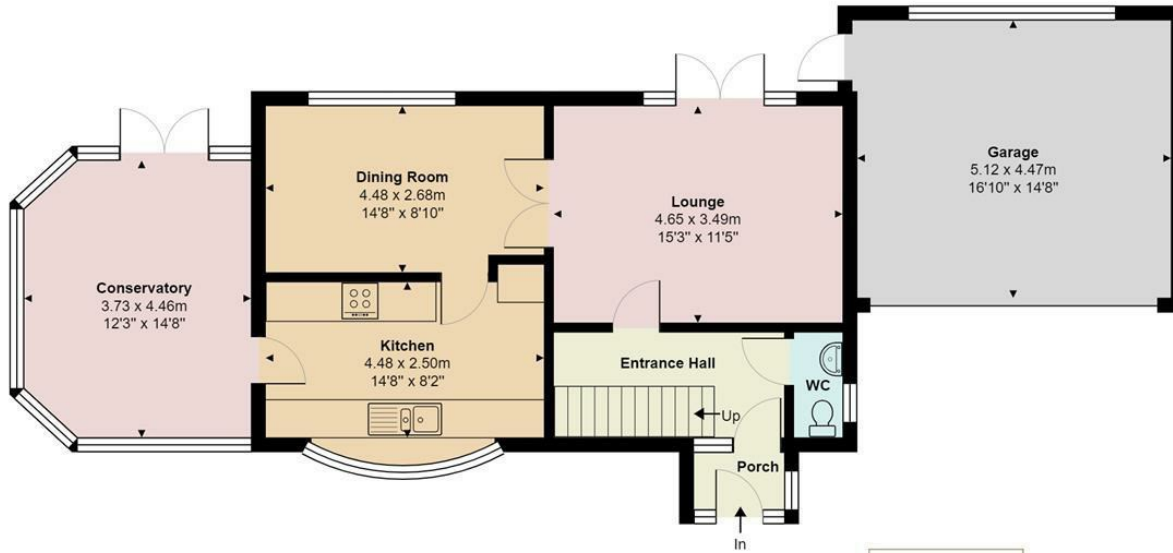
### EXTERIOR SIDE

36' x 47' (10.97m x 14.33m)

Southerly aspect. Features paved pathway. Gravelled areas. Aluminium green house. Timber gate to exterior front.







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Total Area: 143.3 m<sup>2</sup> ... 1543 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## EXTERIOR SIDE STORAGE AREA

Largely concreted to side of garage. Space for timber shed.

## EXTERIOR FRONT

67' width (20.42m width)

Combination of lawned garden area are tarmacadam driveway with parking for several vehicles. Garden is retained by hedging.

Freehold. Council tax band F

Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

## BRICK BUILT ATTACHED GARAGE

16'10" x 14'7" (5.13m' x 4.45m')

Up and over door to front. Lighting and power. Window to rear. Casement door to rear side. Wall mounted Logic gas central heating boiler. Ariston pressurised hot water tank.



| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |
|---|---|---|---|
| Current                                     | Potential                                   | Current   | Potential   |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs | Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| 84  | 65  | 84  | 65  |
| 80-83                                       | 60-83                                       | 80-83   | 60-83   |
| 70-79                                       | 50-79                                       | 70-79   | 50-79   |
| 60-69                                       | 40-69                                       | 60-69   | 40-69   |
| 50-59                                       | 30-59                                       | 50-59   | 30-59   |
| 40-49                                       | 20-49                                       | 40-49   | 20-49   |
| 30-39                                       | 10-39                                       | 30-39   | 10-39   |
| 20-29                                       | 0-29  | 20-29   | 0-29  |
| 10-19                                       | 0-19  | 10-19   | 0-19  |
| 0-9   | 0-9   | 0-9   | 0-9   |
| Not energy efficient - higher running costs | Not energy efficient - higher running costs | Not environmentally friendly - higher CO <sub>2</sub> emissions | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC                     | England & Wales   | EU Directive 2002/91/EC   |



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