

5 Holme Road AL10 9LH

Guide Price £550,000

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Guide Price; £550.000-£565.000

Newly extended and fully modernised/refurbished four bedroom 1930's semi detached family home situated within the ever popular "Garden Village", within walking distance of "Green Lanes" school, local shops, Town Centre, Galleria Shopping & Leisure Centre and Hatfield Business Park.

This delightful family home has been extensively extended providing modern living across three floors, finished to a high standard throughout, and offered chain free with immediate vacant possession.

The ground floor briefly comprises of an extended entrance porch, entrance hall, a open plan living, kitchen/dining room/living room with integrated appliances and doors to rear garden, a sitting room and a wc. On the first floor there are three bedrooms and a refitted family bathroom. The second floor has been converted to create the master bedroom suite with an en-suite shower room/wc.

Outside there is a great sized garden to the rear wtth a newly constructed detached home office/garden room. To the front is newly laid a private driveway for two vehicles with an EV charger.

This home really has to be viewed to be fully appreciated, call us now on 01707 270777





































Entrance Porch
Double glazed window and entrance door to front.

Entrance Hall
13'4" x 5'8"
Wood effect flooring, radiator, stairs to first floor with cupboard and wc under, door to:

Sitting Room
11'0" x 10'0"
Double glazed bay window to front, radiator, feature fireplace, picture rail.

Open Plan Kitchen/dining?living room
Refitted with a range of wall and base units, complimentary work surfaces and up stands, inset stainless steel sink with mixer tap, "Bosch" induction hob with feature extractor hood over, built in oven and microwave, integrated fridge/freezer an dishwasher, utility cupboard housing washing machine and tumble dryer, wood effect flooring, two radiator, roof lantern, recessed spotlights, double glazed window and door to rear garden

Refitted Downstairs wc
Refitted suite comprising of a dual flush wc, vanity wash hand basin with tiled splash back, mixer tap and storage under, radiator, extractor fan, tiled flooring and recessed spot lights

First Floor Landing
Double glazed window to side, stairs to second floor, doors to;

Bedroom Two
10'8" x 9'5"
Double glazed bay window to front, radiator,

Bedroom Three
10'11" x 9'5"
Double glazed window to rear, radiator.

Bedroom Four
6'11" x 6'2"
Double Glazed window to front, radiator.

Family Bathroom/wc
Refitted suite comprising of L shaped panel enclosed bath with shower over glazed screen, vanity wash hand basin with mixer tap and storage under, shaver light over, dual flush wc, complimentary wall and floor tiling, heated towel rail, recessed spotlights, extractor fan, double glazed window to rear.

Second Floor Landing
Door to:

Master Bedroom
Double glazed window to rear, Velux style window to front, eaves storage, radiator, recessed spotlights, door to:

En Suite
Newly fitted double shower with rainfall and handheld attachments, glazed screen, vanity hand wash basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling, extractor fan, heated towel rail, double glazed window to rear.

Private Driveway
Newly laid and providing private off street parking for two vehicles, Ev charging point, further shared driveway to side.

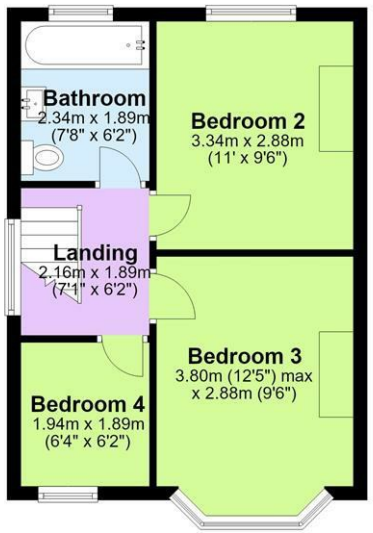
Westerly Facing Rear Garden
A great sized westerly facing garden, full width patio to the immediate rear, extending to a large lawn area, external power points and lighting, fencing to boundaries, gate to side, newly constructed detached home office/garden room.

Detached Home Office/Garden Room
Newly constructed, double doors and windows to front, power and lighting

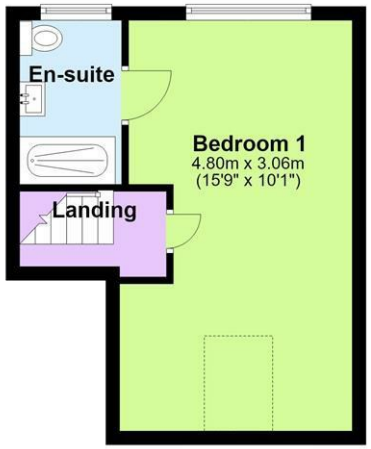
Ground Floor
Approx. 46.9 sq. metres (505.0 sq. feet)



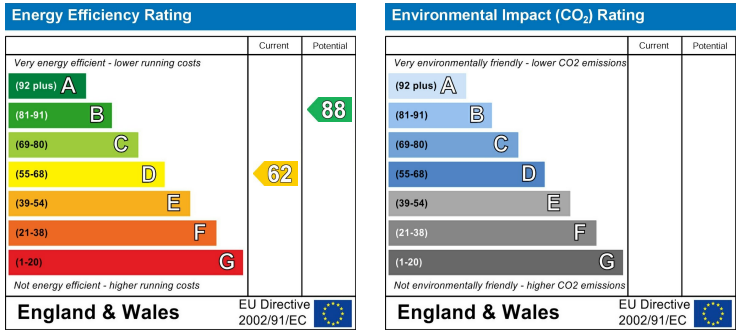
First Floor
Approx. 33.1 sq. metres (356.4 sq. feet)

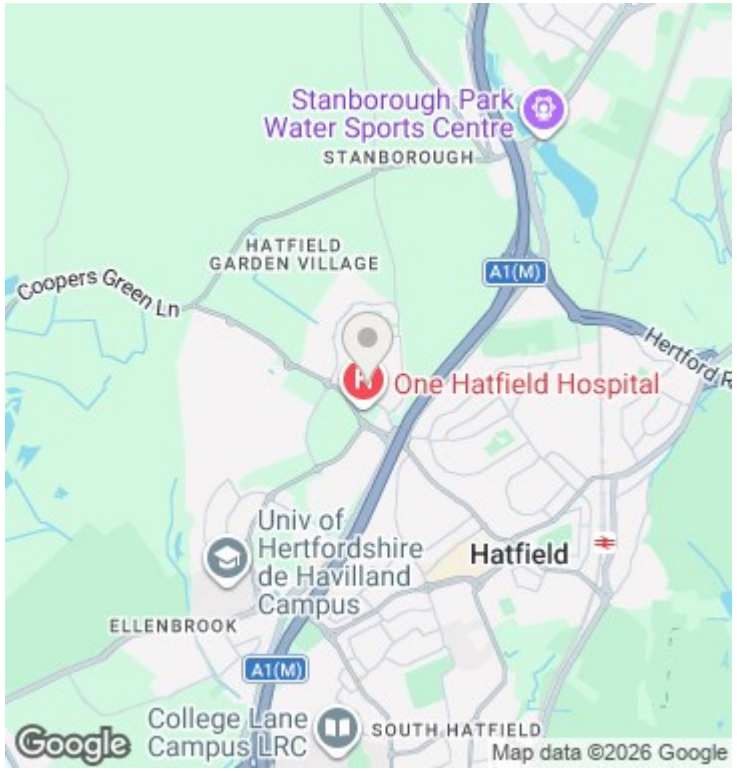


Second Floor
Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 sq. feet)





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3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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