Strictly Private and Confidential

10 | Barlow Close | Hatfield | AL10 9GZ

Summary:
Bryan Bishop and Partners are delighted to bring to the market this truly outstanding six bedroom four bathroom detached family home set at the end of a quiet residential cul-de-sac on the western edge of the highly desirable town of Hatfield. This impressive property is arranged over three generous floors and is presented in absolutely immaculate condition inside and out, with more than enough space to easily cope with a very large family without compromising in any way on the individual space they can all enjoy. The fabulous location puts the property on the very edge of a high quality development that boasts ample open spaces that include a well specified playground, and also adjoining the highly prized Ellenbrook Fields, a 400-acre country park on part of the former de Havilland airfield and is a great place for walking and outdoor pursuits. With enormous, flexible space and this glorious location, yet within easy reach of the efficient road and rail links nearby, this property is going to be very hard to beat as a superb modern family home.

Accommodation:
The house has been expertly designed to be both elegant and stylish, yet also extremely impressive, and this is clearly evident from the traditional visual impact of the frontage. Once inside you are immediately struck by the generous space on offer, which has allowed the architect the luxury to commit to a capacious entrance hall with a beautifully crafted staircase winding its way up a central stairwell that is pleasingly galleried on each floor. From the entrance hall, doors lead into the living room, dining room and large kitchen/breakfast room, as well as a conveniently placed guest cloakroom, with the living room also separately directly linking into the dining room to further enhance the already easy flow around the main day to day living areas.

The living room extends back the full depth of the house, making it a very large room indeed at twenty feet long. Two windows to the front aspect join with glazed French doors to the rear, with additional full height matching windows flanking either side, to keep this room light and bright throughout the day despite its large size, making it a welcoming and comfortable place to spend time with the family. There is ample space for multiple sofas and chairs, along with other occasional furniture if so desired, making this room perfectly in tune with the six bedrooms in being able to support a large family, with a charming fireplace set part way along the outside wall.

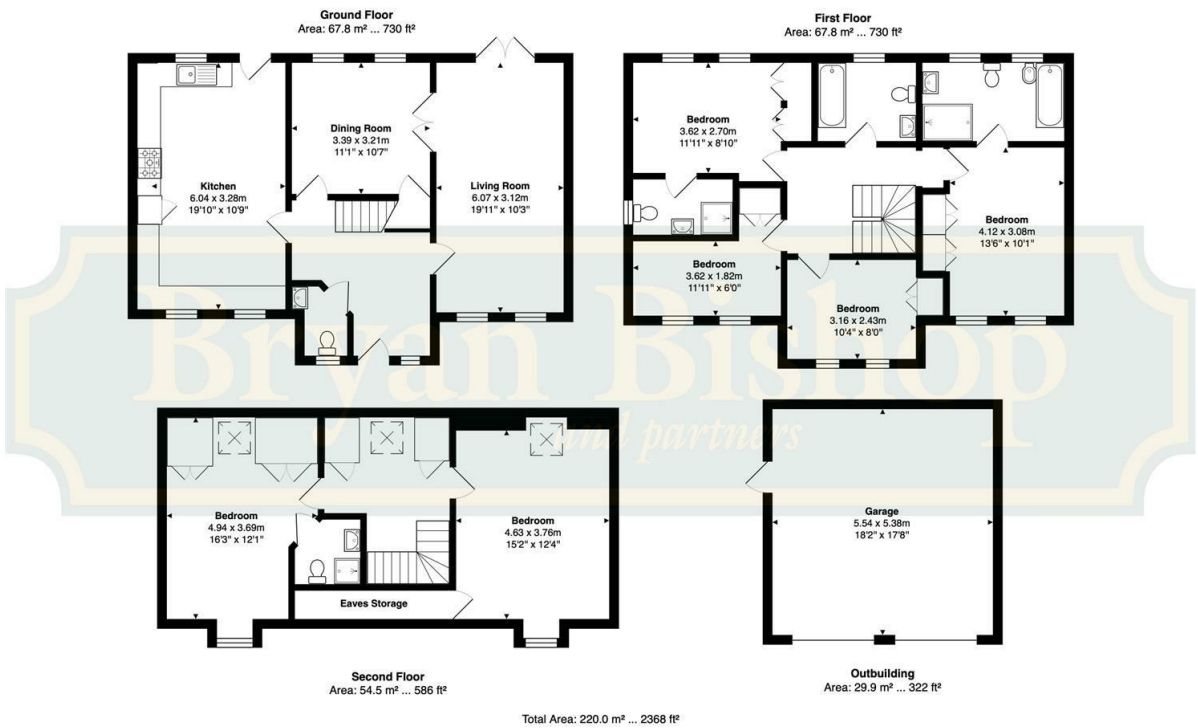
From the side of the living room, glazed double doors give direct access into the adjacent dining room, which also has a doorway in from the entrance hall. This is a room of a good size and well balanced shape, making every part of it fully usable. Comfortably large enough to accept a substantial dining suite, there are twin windows looking out across the rear garden that keep the room abundantly lit. Currently giving great service as a smart play room/family room, it really goes to underline the flexibility on offer with this fabulous home, as there is more than enough space in the kitchen for it to multitask as a dining/breakfast room. It would also be eminently possible to configure the living room as a living/dining room if that served your needs better.

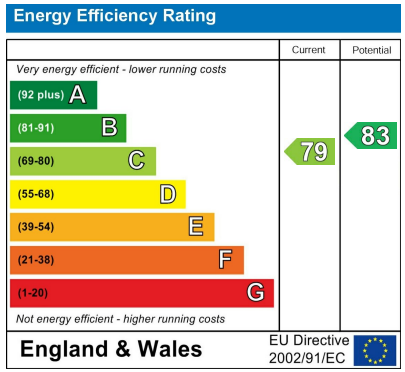
6a High Street, Welwyn, AL6 9EG
info@bryanbishop.co.uk
01438 718877

Bryan Bishop
and partners

Barlow Close

Hatfield, AL10 9GZ


Ground Floor
Area: 67.8 m² ... 730 ft²
Kitchen
6.04 x 3.28m
19'10" x 10'9"
Dining Room
3.39 x 3.21m
11'1" x 10'7"
Living Room
6.07 x 3.12m
19'11" x 10'3"
First Floor
Area: 67.8 m² ... 730 ft²
Bedroom
3.62 x 2.70m
11'11" x 8'10"
Bedroom
3.62 x 1.82m
11'11" x 6'0"
Bedroom
3.16 x 2.43m
10'4" x 8'0"
Bedroom
4.12 x 3.08m
13'6" x 10'1"
Bedroom
4.94 x 3.69m
16'3" x 12'1"
Bedroom
4.63 x 3.76m
15'2" x 12'4"
Eaves Storage
Second Floor
Area: 54.5 m² ... 586 ft²
Garage
5.54 x 5.38m
18'2" x 17'8"
Outbuilding
Area: 29.9 m² ... 322 ft²
Total Area: 220.0 m² ... 2368 ft²


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
83
England & Wales
EU Directive 2002/91/EC

Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on