



Bramble Road, HATFIELD AL10 9SD


william
h brown

welcome to

Bramble Road, HATFIELD

This three bedroom extended semi-detached family home is located in the highly desirable area of Ellenbrook, offering generous and versatile living space throughout. The property features a large lounge/diner with French doors to the garden, creating a bright and welcoming environment ideal for both relaxing and entertaining. The spacious kitchen is complemented by a separate utility area, while the ground floor also benefits from an additional W/C for convenience. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for the whole family. Externally, the home boasts a large driveway with space for multiple vehicles, a garage, and a substantial, secluded rear garden complete with a garden room—perfect for outdoor living and entertaining. Situated on the borders of Hatfield and within easy reach of St Albans City Centre, this home enjoys close proximity to a wide range of local amenities including shops, cafés, leisure facilities, and the Galleria shopping complex. Families will appreciate the choice of highly regarded primary and secondary schools nearby, while commuters benefit from superb transport links via both road and rail. This is a fantastic opportunity to acquire a spacious and well-located family home with room to grow in one of the area's most sought-after locations.



Entrance Hall

Double glazed door to front, carpet.

Cloakroom

Double glazed window to rear, W/C, wash hand basin.

Lounge/Diner

12' x 33' (3.66m x 10.06m)

Double glazed window to front, French doors to rear, carpet, fireplace.

Kitchen

17' x 12' (5.18m x 3.66m)

Double glazed window to rear, space for fridge freezer, sink/drainer, electric hob/oven, radiator.

Utility Room

6' 8" x 5' 10" (2.03m x 1.78m)

Bedroom One

13' x 8' (3.96m x 2.44m)

Double glazed window to front, carpet, radiator, fitted wardrobe.

Bedroom Two

10' 11" x 9' (3.33m x 2.74m)

Double glazed window to rear, carpet, radiator, fitted wardrobe.

Bedroom Three

9' x 8' (2.74m x 2.44m)

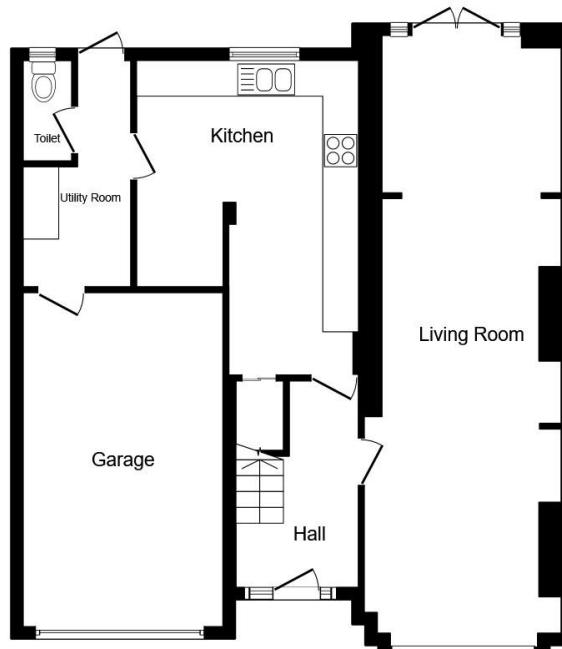
Double glazed window to front and side, carpet, fitted wardrobe.

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, W/C.

Garden Room

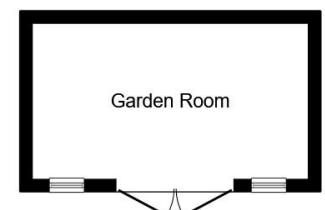
15' 3" x 8' 6" (4.65m x 2.59m)



Ground Floor



First Floor



Outbuilding

Total floor area 139.0 m² (1,496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Bramble Road, HATFIELD

- Three Bedrooms
- Semi-Detached House
- Off Road Parking & Garage
- Utility Room
- Downstairs Cloakroom

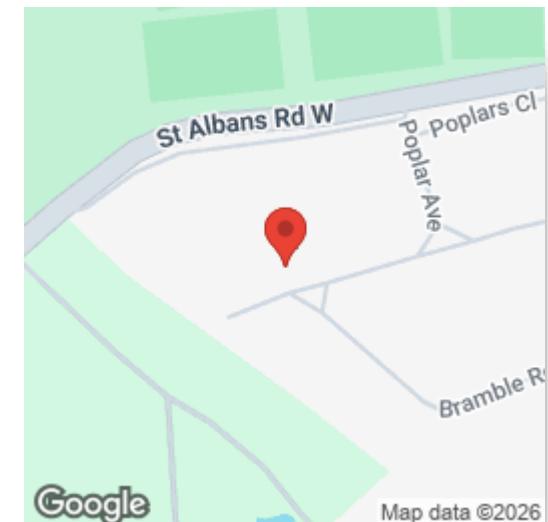
Tenure: Freehold EPC Rating: C

Council Tax Band: E



guide price

£600,000



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Property Ref:
WGN109476 - 0002

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Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk