

Approximate Gross Internal Area 2425 sq ft - 225 sq m
(Including Garage)

Ground Floor Area 1586 sq ft – 147 sq m

First Floor Area 839 sq ft – 78 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Stag Green Avenue, The Ryde, Hatfield, Guide Price £825,000



A rarely available four bedroom detached home in the prestigious The Ryde, offering a double garage, extensive driveway, south east facing private garden, large conservatory, utility room, downstairs shower room and excellent potential for extension (STPP). Offered chain free.

- Four Bedroom Detached Family Home
- Prestigious The Ryde Location
- Offered Chain Free
- Double Garage With Electric Door
- Driveway Parking For Multiple Vehicles
- Private South East Facing Rear Garden
- Large Conservatory With Garden Access
- Utility Room And Downstairs Shower Room
- Potential For Extension (STPP)
- Spacious And Versatile Accommodation With Original Features



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



Ground Floor

Entrance Porch/Hall

Double glazed entrance porch with glazed internal doors leading through into the main entrance hall. Flowing to the spacious entrance hall with carpeting, radiator and stairs rising to the first floor. Doors provide access to all principal ground floor rooms and the downstairs shower room. Two large understairs storage cupboards provide excellent additional storage.

Downstairs Wet Room

Tiled flooring with part tiled walls, frosted front aspect window, low level WC, wash hand basin, corner shower enclosure and heated towel rail.

Living/Dining Room

A substantial U shaped reception room offering excellent flexibility for both living and dining areas. The room is carpeted and features a gas fireplace, two radiators, rear aspect window and internal window overlooking the conservatory. Glazed sliding doors provide direct access to the rear garden, with additional access into the kitchen and entrance hall.

Kitchen

Dual aspect kitchen with tiled flooring and windows overlooking the front and side of the property. The kitchen features fitted units with worktop space, tiled splashbacks, stainless steel sink, fan assisted oven, induction hob and integrated extractor. There is space for a dishwasher and fridge, two large pantry cupboards and a breakfast bar seating area. Radiator and access to the utility room.

Utility Room

A highly practical utility room with worktop space, washing machine and tumble dryer. Doors lead directly to the rear garden and front driveway, while an internal door provides direct access to the double garage. Rear aspect window.

Double Garage

Large double garage with electric roller shutter door, power points, lighting and a further door providing access to the rear garden.

Study

A versatile home office or study with carpeting, radiator and front aspect window. Access is provided from the entrance hall, with sliding glazed doors opening into the conservatory.

Conservatory

A generous conservatory offering additional reception space and enjoying views and direct access to the rear garden through two sets of sliding glass doors. Features include laminate flooring, radiator, automatically opening windows and an internal window overlooking the living room.

Rear Garden

A particularly attractive and private south east facing rear garden, featuring a patio and paved seating areas, landscaped borders, established planting and raised planters. The garden also includes two sheds, a greenhouse and a summer house positioned on a decking area, with all benefiting from electricity. Further features include a pond with filtration system, outside electrical points, outside taps and an electric awning over the patio.

Front Garden and Driveway

The property is approached via a substantial driveway providing off street parking for multiple vehicles and access to the double garage. The frontage is complemented by the property's detached position within the prestigious The Ryde.

First Floor

Landing

Carpeted landing with doors leading to all four bedrooms and the family bathroom. Features include loft access, airing cupboard, radiator and side aspect window.

Bedroom One

A spacious principal bedroom with carpeting, built in wardrobes, radiator and windows overlooking both the side and rear aspects. Door leading to the en suite shower room.

En Suite

Fully tiled walls with carpeting, corner shower enclosure, WC, vanity wash hand basin and heated towel rail.

Bedroom Two

A well proportioned double bedroom with carpeting, built in wardrobes, radiator and windows overlooking the rear and side aspects.

Bedroom Three

A versatile bedroom with front and side aspect windows, built in wardrobes, integrated desk and cabinetry with sink, carpeting and radiator.

Further Details

The property is Leasehold
Council Tax Band - Band F

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.