



5 Holme Road AL10 9LH
Chain Free £575,000



4



2



2

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 wttth 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:

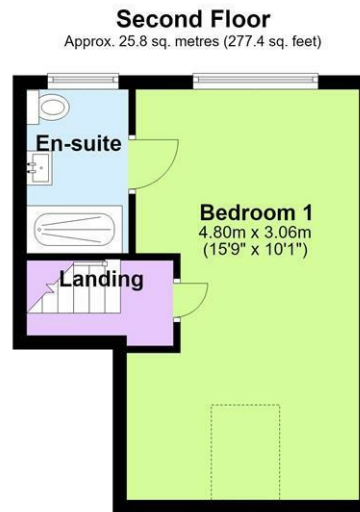
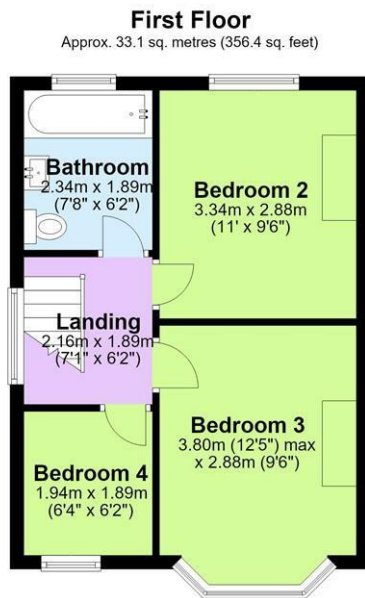
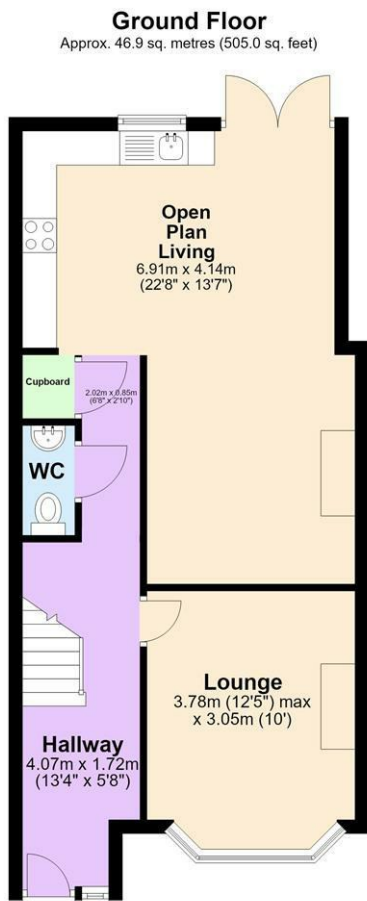
Master Bedroom
Double glazed window to rear, Velux style window to front, eaves storage, radiator, recessed spotlights, door to:

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

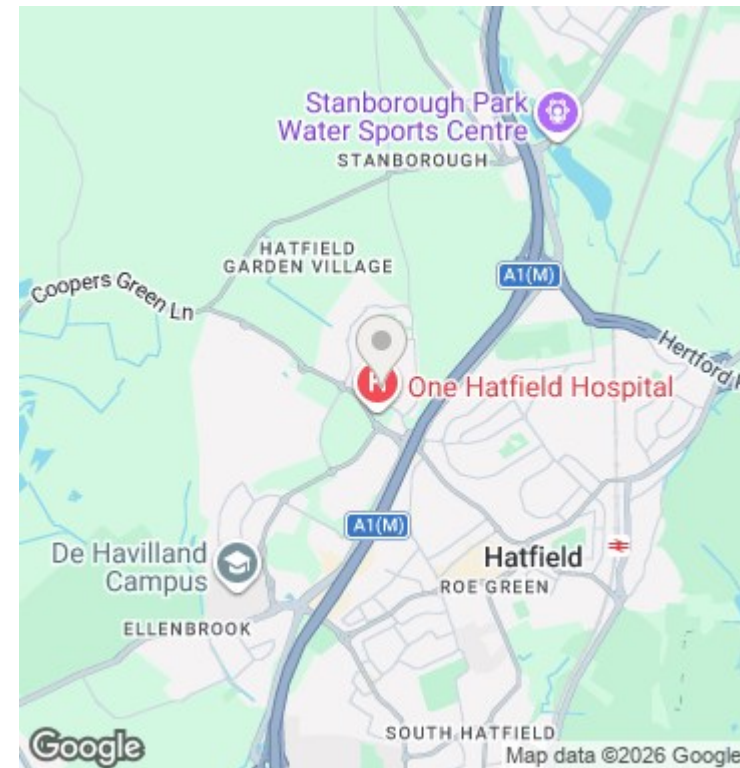


Total area: approx. 105.8 sq. metres (1138.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.

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.

5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ