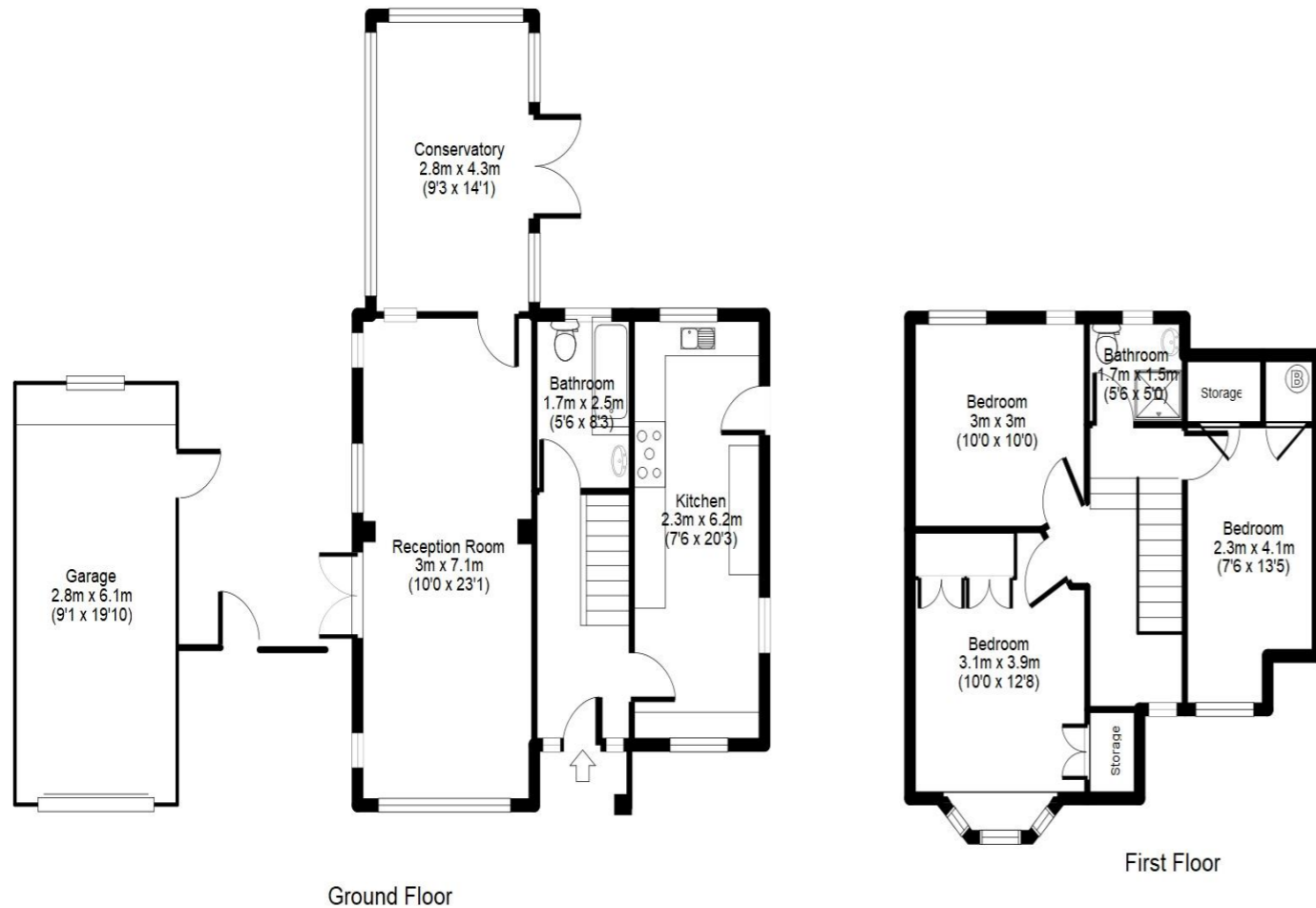
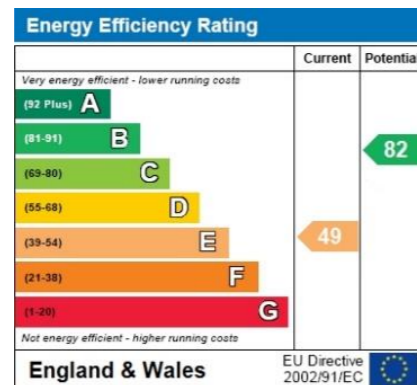


Endymion Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1095 sq. ft / 102 sq. m



For identification purposes only
Measurements are approx and not to scale



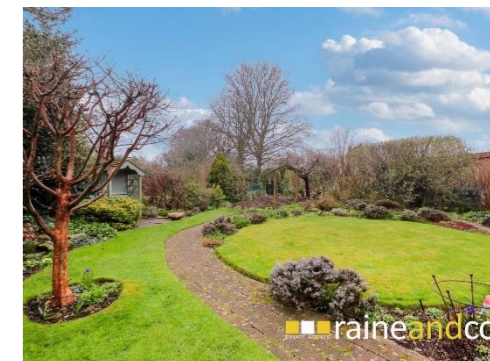
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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 particulars 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.

Endymion Road, Hatfield Freehold Price £650,000



POPULAR LOCATION CLOSE TO TRAIN STATION OLD HATFIELD & TOWN CENTRE. Detached cottage style house is situated within a convenient and highly regarded road. The accommodation is bright and well-presented.

- Detached Cottage Style House
- Convenient Location
- Three Double Bedrooms
- Bathroom & Shower Room
- Lounge / Dining Room
- Spacious Conservatory
- Kitchen / Breakfast Room
- Front & Rear Gardens
- Driveway and Garage





Entrance Porch

Exterior light. Wooden part leaded light glazed front door with leaded light effect wing windows to:

Entrance Hall

Stairs to first floor with two understairs storage cupboards. Picture rail. Single radiator. Doors to kitchen/breakfast room, bathroom and:

Lounge / Dining Room

Two double radiators. Feature stone fireplace with matching hearth, surround and open fire. Beams to ceiling. Dual aspect with double glazed leaded light effect windows to front and one to side, further double-glazed windows to rear (integral) and side. Part double glazed French doors to side giving access to Loggia. Double glazed door to:

Conservatory

Brick base with double glazed windows to rear and both sides. Double glazed double doors to side giving access to rear garden. Replacement tiled and insulated roof with downlighters. Tiled floor with electric under floor heating. Wall mounted electric radiator. Light and power.

Kitchen / Breakfast

Comprising a range of matching refitted wall and base units with concealed lighting and feature matching glazed fronted illuminated display cabinet. Work surfaces with stainless steel single drainer, double sink unit with mixer tap. Part tiled walls. Freestanding five ring electric range with double oven. Built in concealed washing machine, Bosch dishwasher and two under counter AEG fridges and freezer. Tiled floor with electric underfloor heating. Single radiator. Triple aspect with double glazed windows to front (leaded light effect), side and rear. Part double glazed door to side and access to rear garden.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin with mixer tap and wall mounted mirror over with light. Part tiled walls. Tiled floor with electric under floor heating. Down lighters. Extractor fan. Wall mounted cupboard. Frosted double glazed window to rear.

First Floor Landing

Double glazed leaded light effect window to front. Access to small loft with water tank.

Doors to:

Bedroom One

Range of fitted wardrobes with display shelving to side. Built in double cupboard. Single radiator. Picture rail. Double glazed leaded light effect window to front.

Bedroom Two

Double radiator. Picture rail. Access to part boarded loft with light. . Two Double glazed windows to rear.

Bedroom Three

Built in single cupboard housing boiler and additional airing cupboard. Double radiator. Picture rail. Double glazed leaded light effect window to front.

Shower Room

Comprising a fully tiled corner shower cubicle with glazed screen, door and shower unit. Low level W.C. Pedestal wash hand basin with mixer tap. Part tiled walls. Single radiator. Heated towel rail. Frosted double glazed window to rear.

Front Garden

Walled to front with wrought iron gates to path and driveway. Laid to lawn with flower beds to borders with range of mature shrubs and bushes. Mature central tree (with TPO). Paved path to front porch, gated pedestrian gate to rear garden and driveway with access to:

Detached Garage

Single with up and over door. Light and power connected. Eaves. Fitted storage cupboards. Double glazed window to rear. Half glazed door to rear garden.

Rear Garden Approx 73' 10

Tapering to a point with a Westerly aspect. Well-tended with extensive paved patio areas and raised brick flower beds. Laid to lawn with flower beds to borders and a range of mature shrubs, bushes, and trees. Vegetable and fruit garden. Timber garden shed. Cold water tap. Exterior lighting.

Further Details

The property is Freehold
Council Tax Band - Band F