

# Woodside Green, Hatfield

Approximate Gross Internal Area 3098 sq ft - 287 sq m

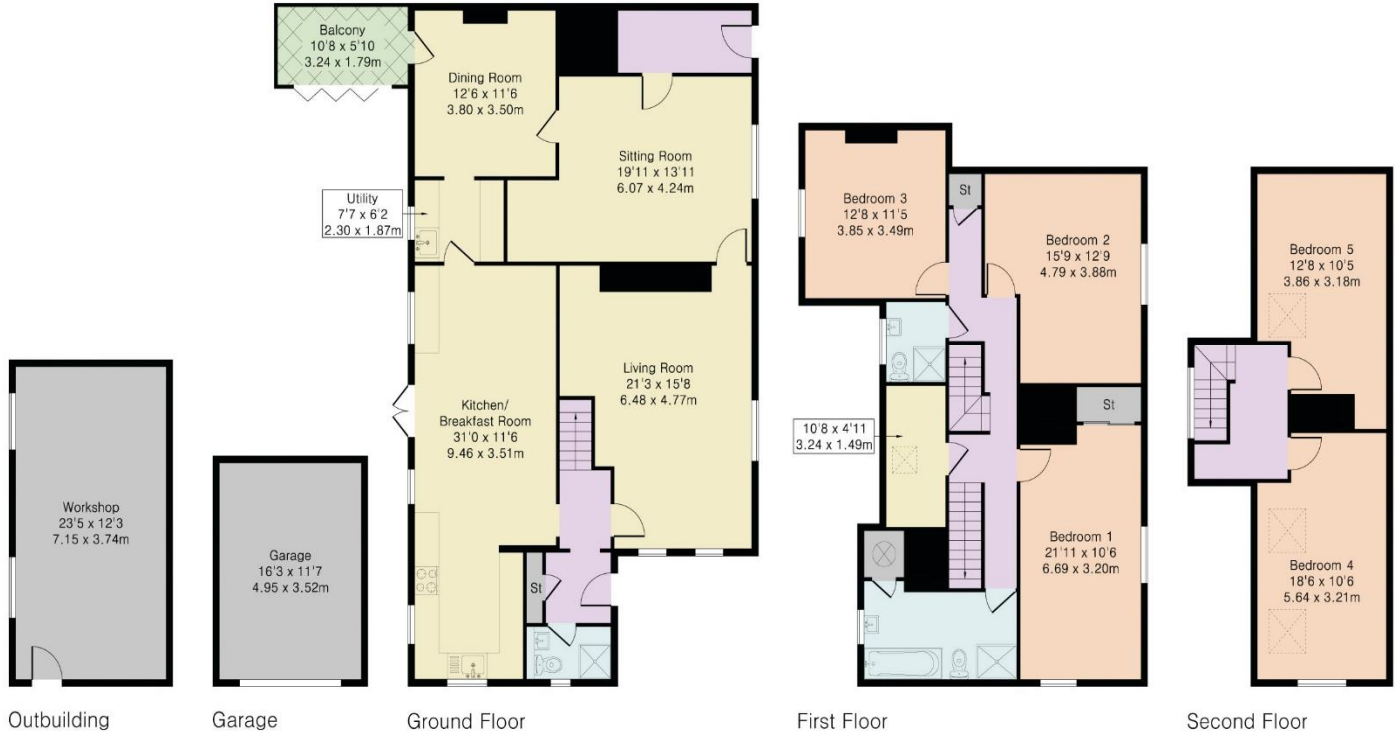
Ground Floor Area 1264 sq ft - 117 sq m

First Floor Area 907 sq ft - 84 sq m

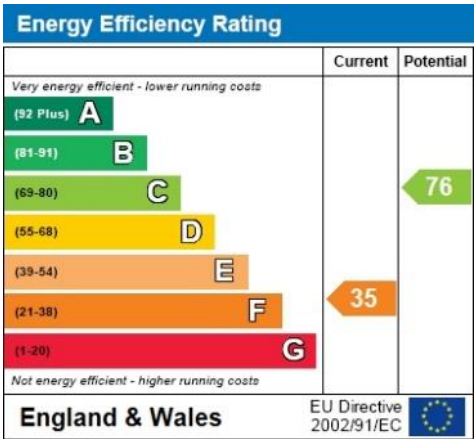
Second Floor Area 451 sq ft - 42 sq m

Garage Area 188 sq ft - 17 sq m

Outbuilding Area 288 sq ft - 27 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

## Woodside Green, Hatfield Freehold Price £1,250,000



A beautifully refurbished 200 year old five bedroom, four reception semi-detached home on the Brookmans Park/Essendon border. Stunning countryside views, private woodland, south facing garden, and modern upgrades throughout.

- Stunning 200-year-old semi-detached period home.
- Five bedrooms, four versatile reception rooms.
- Fully refurbished, new windows and flooring.
- Dual-aspect rooms with scenic countryside views.
- South-facing garden, allotment, private woodland.
- Modern kitchen with Rayburn oven, oil-fired heating.
- Master suite and separate shower room.
- Insulated garden office with power and lighting.
- Detached garage with electric shutter doors.
- Prime location near schools, transport, and amenities.



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## Entrance Hallway

A welcoming space featuring Amtico flooring, a double radiator for warmth, and ample storage via a built-in coat cupboard. Stairs lead to the upper floors, offering easy access to the living areas.

## Cloakroom/Shower Room

A convenient ground floor facility with a UPVC double-glazed opaque window, tiled walls and flooring, a low-level flush W.C., vanity wash hand basin, feature wall-mounted radiator, and a walk-in shower cubicle with a fully tiled interior.

## Kitchen/Breakfast Room

A well-appointed kitchen with a range of modern base and eye-level units complemented by square-topped work surfaces and splashbacks. Features include a built-in double electric oven, LPG gas hob with extractor fan, integrated dishwasher, and space for a fridge freezer. The Amtico flooring provides a stylish touch, while the Rayburn oven and heating system, complete with two ovens and two hobs, adds character. French doors open onto the rear garden, flooding the space with natural light.

## Utility Room

A functional space with storage units, a stainless-steel sink with mixer taps, and plumbing for a washing machine and tumble dryer. A UPVC window to the rear aspect allows for ventilation and natural light.

## Lounge (Reception 1)

A bright and spacious dual-aspect living room featuring two UPVC double-glazed windows to the side and a further front-facing window. The electric fireplace with an ornate surround and hearth adds a cozy touch, complemented by exposed wooden beams and elegant Amtico flooring.

## Sitting Room (Reception 2)

A charming space with a stunning open brick fireplace housing a multi-fuel system with a tiled hearth. The Amtico flooring continues throughout, while exposed ceiling beams enhance the period charm.

## Dining Room (Reception 3)

Perfect for entertaining, this room boasts a cast-iron effect feature fireplace, Amtico flooring, and a UPVC double-glazed window to the rear aspect, allowing for serene countryside views.

## Garden Room (Reception 4)

A versatile space ideal for relaxation or entertaining, featuring tiled flooring, bi-fold doors opening to the garden, loft storage access, and a built-in bar area with space for a fridge and freezer.

## First Floor:

### Landing

A spacious landing area with exposed timber beams, a double radiator, a walk-in wardrobe for additional storage, and stairs leading to the upper level.

### Family Bathroom

A beautifully finished four-piece suite comprising a low-level flush W.C., pedestal wash hand basin, panel-enclosed bath with shower attachment, and a walk-in shower cubicle with a power shower. The room also features laminate wood-style flooring, inset spotlights, exposed feature wooden beams, and a heated towel rail.

### Master Bedroom

A generously proportioned room with two UPVC double-glazed windows to the front and side, providing picturesque views. Exposed wooden beams add character, while a range of fitted wardrobes with sliding doors offers ample storage space.

### Shower Room

UPVC double-glazed window to the rear, laminate wood-style flooring, a wall-mounted wash hand basin, low-level flush W.C., a walk-in shower cubicle, heated towel rail, and inset spotlights.

### Bedroom Two

A well-sized room with a UPVC double-glazed window to the front aspect, allowing for plenty of natural light. A single radiator provides warmth, making this a comfortable space.

### Bedroom Three

A bright and airy room with a UPVC double-glazed window overlooking the rear aspect, offering scenic views of the surrounding countryside.

## Second Floor:

### Top Floor Landing

Features a UPVC double-glazed window to the rear aspect, providing natural light to the upper floor.

### Bedroom Four

A spacious double bedroom with two skylight roof windows to the rear, ensuring a bright and airy feel. A further UPVC double-glazed window to the side aspect enhances the natural light.

### Bedroom Five

A charming bedroom with laminate wood-style flooring and a skylight roof window to the rear, making it a perfect guest or office space.

## Further Details

The property is Freehold  
Council Tax Band - Band G

**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.**