

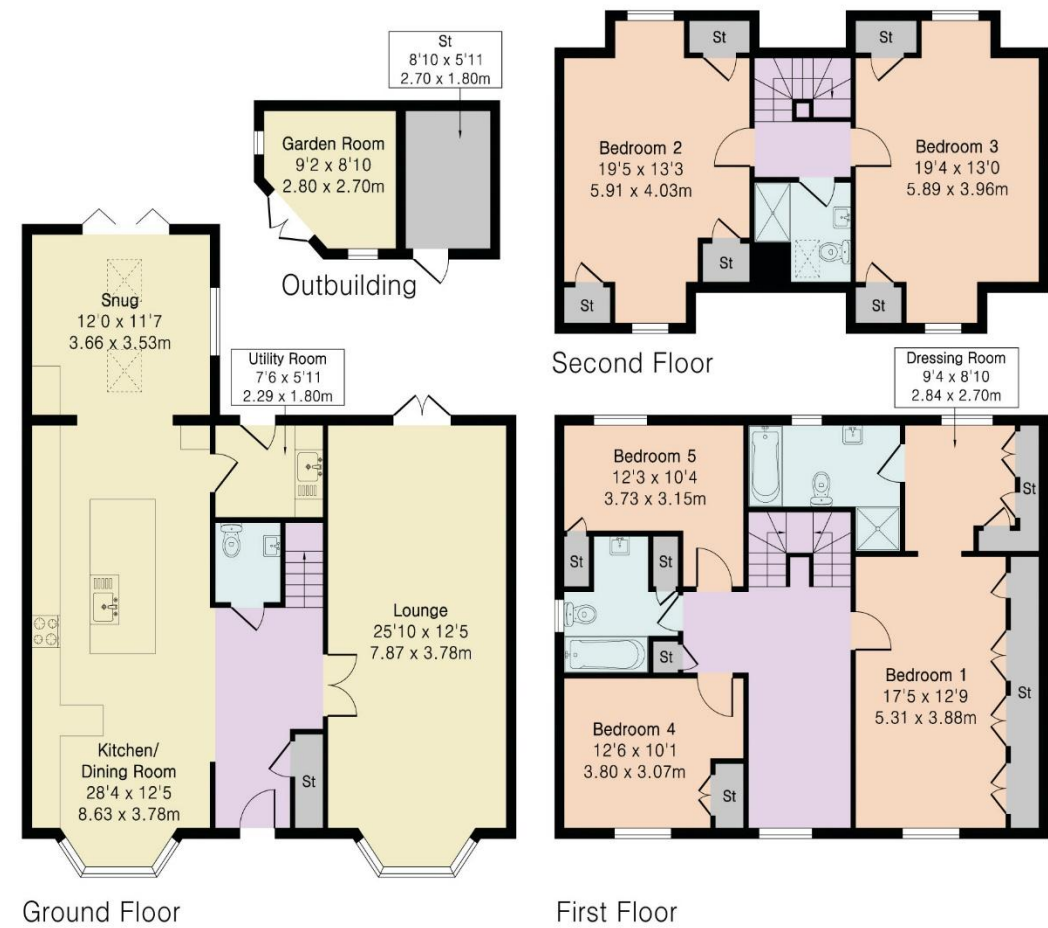
Approximate Gross Internal Area 2578 sq ft - 239 sq m

Ground Floor Area 1035 sq ft – 96 sq m

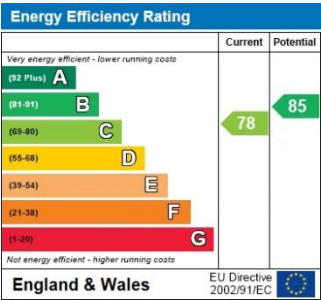
First Floor Area 851 sq ft – 79 sq m

Second Floor Area 563 sq ft – 52 sq m

Outbuilding Area 129 sq ft – 12 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



Dragon Road, Hatfield Freehold
Guide Price £625,000



An impressive five bedroom detached house presented to a very high standard, which is located within Salisbury Village in Hatfield. A convenient location close to Howe Dell Primary School, which is Ofsted rated as `outstanding`. Additionally, Hatfield business park and David Lloyds gym are nearby.

- CHAIN FREE
- EXCELLENT CONDITION
- DETACHED
- HIGH SPECIFICATION KITCHEN/ DINER
- DUAL ASPECT LOUNGE
- 5 BEDROOMS
- 3 BATHROOMS
- REAR GARDEN
- DOUBLE CARPORT
- REAR ACCESS



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



Entrance Hall

A composite double glazed front door, Porcelain tiled flooring, storage cupboard, wall mounted Nest thermostatic heating control.

Cloakroom

Porcelain tiled flooring, low flushing WC, vanity cupboard with mounted hand wash basin and mixer tap, wash hand basin, radiator and extractor fan.

Lounge

Carpeted flooring, gas fire and decorative surround, dual aspect double glazing with a bay window to the front, windows and double glazed twin doors to the rear. Radiators.

Kitchen with Dining Area

Porcelain tiled flooring throughout, a good selection of wall and base units benefiting from soft close, under lighting, under work top lighting and kicker board lighting. The work tops are a mirror flecked quartz with matching splash backs, a breakfast island with ingrained drainer and inset butler style sink with flexible mixer tap and space for two stools. A large pull out larder, integrated 5 ring 'Lamona' hob with over head extractor fan, integrated electric oven, grill and microwave.

Dining Area

Porcelain tiled flooring, a continuation of the matching base units with wine rack, matching work tops as the kitchen, space for a large table and chairs, vertical radiator, double glazed bay window to front.

Utility Room

Tiled flooring, wall and base units, quartz worktops, single drainer sink with mixer tap, space and plumbing for washing machine and tumble dryer, and an under stairs storage cupboard. Housed boiler. Double glazed door to side.

Sun Room

A bright and airy room benefiting from a full length double glazed window to side and two skylights, bi folding double glazed doors opening onto the garden. Porcelain tiled flooring, storage cupboard matching kitchen units for coat and shoe storage. Radiator.

First Floor Landing

Carpeted flooring, airing cupboard, radiator, double glazed window, ample room for an office space.

Bedroom One

Carpeted flooring, radiator, built in wardrobes along a complete wall, double glazed window to front, Arch way to dressing area with fitted wardrobes and vanity unit, radiator and double glazed window. Door to

En-Suite

Tiled flooring, low flushing WC, shower cubicle with thermostatic controls, shower attachment and glass door, a luxury free standing bath with mixer taps, wall mounted heated towel rail, double glazed window to rear, and vanity with mounted wash hand basin and mixer taps.

Bedroom Four

Carpeted flooring, radiator, double glazed window to front and built in wardrobe

Bedroom Five

Carpeted flooring, radiator, double glazed window to rear and built in wardrobe.

Bathroom

Carpeted flooring, white panelled bath with mixer tap, shower attachment, low flushing WC, vanity cabinet with mounted wash basin and taps, Radiator, Airing cupboard and Double glazed obscure window to side.

Second Floor Landing

Carpeted flooring, Velux style window to rear and loft access.

Bedroom Two

Carpet flooring, radiator, storage cupboard and dual aspect double glazed windows. Fitted storage cupboard. Eaves storage.

Bedroom Three

Carpet flooring, radiator storage cupboard and dual aspect double glazed windows. Eaves storage.

Shower Room

Laminated flooring, low flushing WC, vanity cabinet with mounted wash basin with mixer tap, double shower with thermostatic controls and shower attachment. Velux style windows.

Outside

Low maintenance front garden with loose slate. The rear garden has a blocked paved patio area, with stepping stone paths, gravel beds, artificial shaped lawn and timber summer house. Rear access gate to double car port.

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.