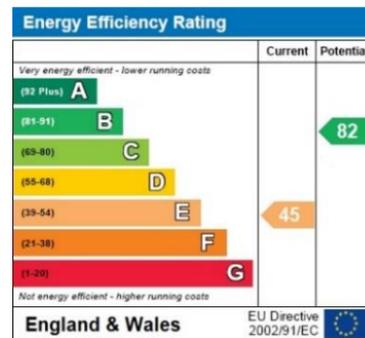




Approx. Gross Internal Floor Area 1271 sq. ft / 118.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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.

## The Ryde, Hatfield Freehold Price £675,000



A beautifully maintained Three bedroom detached bungalow in the prestigious Ryde development. Boasting Three reception rooms, a modern kitchen & bathroom, a west facing garden, garage, and driveway - moments from shops, schools & the station.

- Detached bungalow in sought after Ryde development
- Three double bedrooms & three reception areas
- Stylish modern re fitted bathroom
- Bright fitted kitchen with garden views
- West facing landscaped garden with ornamental fish pond
- Spacious living room with charming oriel bay window
- Versatile sunroom ideal for relaxing or entertaining
- Garage plus private driveway parking
- Quiet location yet close to schools, shops & station





## Material Information

### Part A:

Council Tax Band: I  
Freehold

### Part B

Type: Detached

Physical Characteristics: Standard

Construction Type: brick

Rec Rooms: 2 Bedrooms: 3 Bathrooms: 1 Kitchens: 1

Parking: Garage: 1 Off Street

Are the following Services connected:

Electricity	Yes	Renewable / Batteries	No
Gas	Yes	Water	Yes
Telephone	No	Broadband	Yes
Drainage	Yes	Does the property have Central Heating	Yes

What Fuel does it use: Gas

### Part C

Are there any known safety issues:	No	If Yes What:
Has the property been adapted for accessibility:	No	
Is the property in a Conservation area:	No	
Is the property a listed building:	No	
Are there any planning applications, which of approved would affect the property:	No	
Is the access road made up and adopted:	Yes	
Is the property affected by any rights of way:	No	
Are there any proposals or disputes which affect the property (either with an individual or public body):	No	
Are there any shared or communal facilities:	No	
Are there any covenants affecting the property:	No	
Are there any preservation orders affect the property:	No	
Has the property been extended:	No	
Was planning permission granted:	No	
Did it comply with Building Regs:	No	
copies of the planning permission available:	No	
What was the date of the extension:	No	
Have you carried out any alteration to the property:	No	
Is there any coastal erosion risk:	No	
Has there been any mining in the area:	No	
Has Japanese Knotweed ever been identified at the property or adjoining land:	No	

### Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer:  
No

Are there any material issues with the property that any potential should be aware of:

No

### Further Details

The property is Freehold  
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.**