

**Approximate Gross Internal Area 1490 sq ft - 138 sq m  
(Excluding Garage)**

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 745 sq ft – 69 sq m

Garage Area 296 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

## Mount Pleasant Lane, Hatfield Freehold Guide Price £800,000



Spacious 4 bedroom detached home in the ever popular 'The Ryde' area of Hatfield. Boasting 3 reception rooms, en suite, family bathroom, cloakroom, large kitchen, double garage, and a stunning garden. Ideal for commuters & families, close to top schools. A rare find!

- Sought after The Ryde Area ideal for commuters & families
- Four double bedrooms including en suite to master
- Three generous reception rooms – lounge, dining room & study
- Large kitchen with garden access and ample storage
- Family bathroom plus en suite and downstairs WC
- Beautifully maintained rear garden with koi pond & mature shrubs
- Double garage with power, lighting & driveway for 3–4 vehicles
- Walking distance to highly regarded schools & local shops
- Great size rooms throughout – perfect for family living
- Owned by current family since 2007 – first time on market in 17+ years!





## Entrance Hall

Spacious hallway with under-stairs storage, dado rails, double radiator, textured ceiling with spotlights, and access to all ground floor rooms.

## Lounge

A large, bright room with a double-glazed window to the front, sliding patio doors to the rear garden, feature fireplace, coving, dado rails, laminate wood flooring, and two radiators.

## Dining Room

Rear-facing with a large window overlooking the garden, coving to ceiling, dado rails, and radiator.

## Study

Front-facing, ideal for home working, with coving, single radiator, and double-glazed window.

## Cloakroom/WC

Low-level flush WC, vanity unit with wash basin, tiled walls, opaque double-glazed window, and single radiator.

## Kitchen

Dual aspect with garden access, fitted with a range of units and roll-top work surfaces. Includes built-in oven, hob, extractor, space and plumbing for white goods, 1.5 bowl sink, wall-mounted boiler, and tiled splashbacks.

## First Floor Landing

Double-glazed window to front, dado rails, storage cupboard housing water cylinder, coving, and access to all bedrooms and bathrooms.

## Master Bedroom

Spacious double with rear aspect, laminate flooring, dado rails, coving, and access to en suite.

## En Suite Bathroom

Dual aspect windows, panel-enclosed bath with electric shower, pedestal basin, low-level WC, tiled walls, and radiator.

## Bedroom Two

Rear aspect, laminate flooring, single radiator, coving.

## Bedroom Three

Front aspect, laminate flooring, single radiator, coving.

## Bedroom Four

Rear aspect, laminate flooring, single radiator, coving.

## Family Bathroom/Shower Room

Front aspect, modern suite with vanity basin, low-level WC, walk-in shower cubicle with tiled walls, single radiator, and extractor.

## Outside – Rear Garden

Mainly laid to lawn with a large patio area, koi pond, raised beds, shingle zones, shed to side, outside tap, and lighting. Gated side access and access to garage.

## Front & Driveway

Driveway for 3–4 vehicles, mature shrubs, side access to garden and garage.

## Double Garage

Two up-and-over doors, power, lighting, and ample storage.

## 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.**