

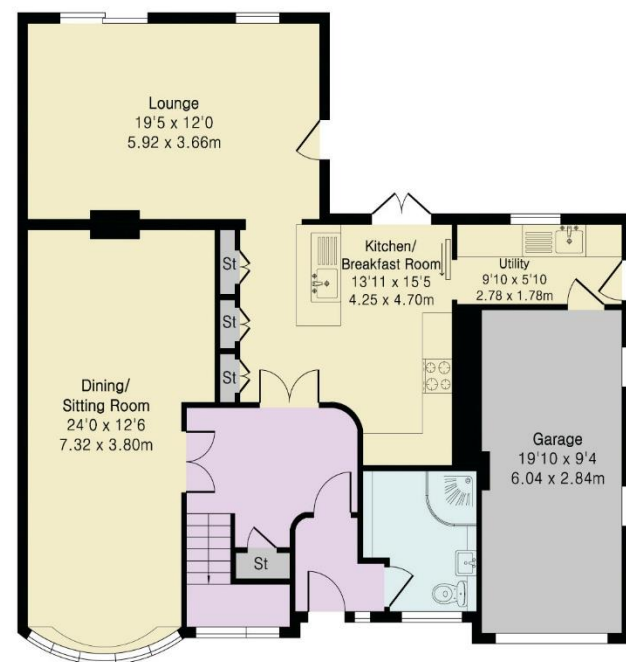
Approximate Gross Internal Area 2103 sq ft - 195 sq m  
(Excluding Garage)

Ground Floor Area 1012 sq ft - 94 sq m

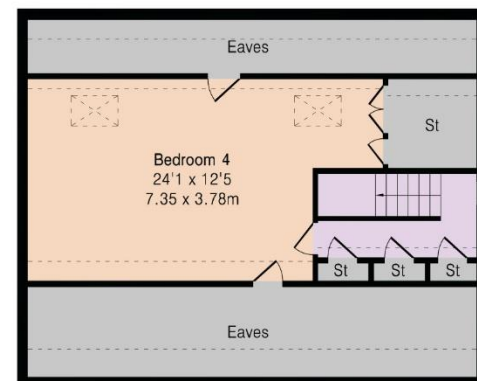
First Floor Area 721 sq ft - 67 sq m

Second Floor Area 370 sq ft - 34 sq m

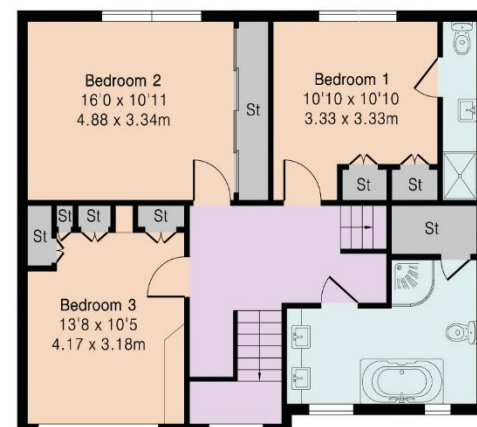
Garage Area 185 sq ft - 17 sq m



Ground Floor



Second Floor



First Floor



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 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.

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



## Cedar Road, Hatfield Freehold Guide Price £749,995



Beautiful four bed detached home offered CHAIN FREE. Featuring two reception rooms a large kitchen, utility room, integrated garage, and generous south facing secluded garden. All bedrooms are doubles with built in storage. Located in popular Birds and Trees with huge potential for extension (STPP)

- CHAIN FREE
- Huge Potential To Extend (STPP)
- Located In Popular Birds And Trees
- Four Double Bedrooms With Intergrated Storage
- Large South Facing Secluded Garden
- Loft Converted Fourth Bedroom With Eaves Storage
- Large Kitchen And Separate Utility Room
- Integrated Garage With Internal Access
- Off Street Parking For Multiple Cars
- Double Side Access



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



# Cedar Road, Hatfield



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## Entrance Porch

Large entrance porch accessed via the front door with large window to front and gas radiator. Tiled flooring and doors leading to:

## Ground Floor Shower Room

Ground floor shower room with WC, basin and shower. Plenty of cabinetry with window to front and gas radiator. Ideal for guests or busy households.

## Entrance Hall

Welcoming hallway with gas radiator, stairs to the first floor and double glass doors leading to:

## Living Room

Bright and spacious room with large front facing bay window, dimming lights and two gas radiators. Perfect for relaxing or hosting guests.

## Kitchen/Breakfast Room

Matching base and wall units with tiled splash back. Large island breakfast bar with sink. Fitted items include a gas oven and hob with ventilation fan. Tiled flooring with double glazed doors opening to garden and opening leading to:

## Reception Room

A second large and light reception room with large sliding doors to the garden, ideal as a family room, formal dining room, or playroom. With dimming spotlights, 2 gas radiators and window to garden.

## Utility Room

Utility room with space fridge, freezer, washing machine and dryer. Window overlooking garden and glass door to side access. Door leading to:

## Intergrated Garage

Spacious inter grated single garage with electricity and plumbing for washing machine. Two windows to side aspect. Electric opening garage door. Containing lighting and boiler.

## First Floor

### Landing

Large and light carpeted landing with gas radiator. With doors leading to:

### Bedroom One

Large double bedroom with built in wardrobes and a private en suite shower room. Large window to rear aspect and gas radiator.

### Bedroom Two

Spacious double bedroom with wall to wall built in storage, ideal for a family member or guest. Large window to rear aspect and gas radiator.

### Bedroom Three

Another well sized double bedroom with wrap around fitted wardrobes and fitted dressing table. Large window to front aspect and gas radiator.

## Family Bathroom

A generous sized family bathroom comprising of walk in shower, separate bath, his and hers basin and w/c. Tiled throughout with heated towel rail and two frosted windows to front. Also includes a large airing cupboard.

## Second Floor

### Second Floor Landing

Large second floor landing with window to side aspect. Fitted wardrobes as extra storage.

### Bedroom Four

Bright and spacious double bedroom with larger than most eaves storage and two skylight windows Ideal as a guest room. Large storage cupboard/wardrobe and gas radiator.

## 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.**