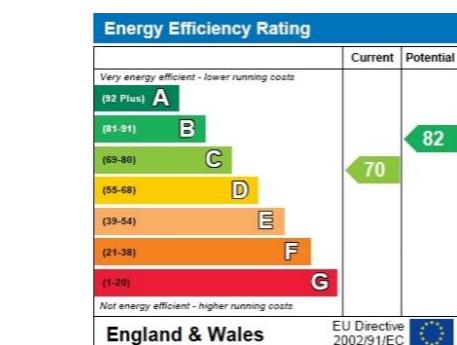


Approximate Gross Internal Area 1423 sq ft - 132 sq m

Ground Floor Area 701 sq ft - 65 sq m

First Floor Area 407 sq ft - 38 sq m

Outbuilding Area 315 sq ft - 29 sq m



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.

## Aldykes, Hatfield Freehold Offers In Excess Of £425,000



A spacious mid terrace family home, with gated drive, stylish interiors, and self contained annex. Features modern kitchen, multiple bedrooms, balcony master suite, three bathrooms, and converted loft. Patio garden with BBQ & shed. Close to shops, town centre, and The Galleria.

- CHAIN FREE
- Gated driveway with parking for two cars
- Self contained annex with kitchen, lounge and shower room
- Flexible ground floor bedroom options and built in wardrobes
- Contemporary bathrooms with rain showers and heated towel rails
- Master bedroom with private balcony and Jack-and-Jill ensuite
- Converted loft room
- Thoughtfully designed home with plenty of practical features
- Convenient location near shops, town centre & The Galleria
- Ready to move in!



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



## Driveway

A gated driveway offering secure off-street parking for two vehicles.

## Kitchen

A practical kitchen with tiled floor and a good range of base and eye level units. Roll over worktops, a stainless steel sink with drainer and mixer tap and plumbing for a washing machine make this a functional space. There is a freestanding gas oven and hob and a freestanding fridge freezer. A front facing window providing natural light.

## Hallway

A welcoming hallway that gives access to the ground floor single bedroom, under stair storage and the main lounge.

## Bedroom Four

A versatile room with tiled flooring and dual aspect windows to the front and side that create a naturally bright space. The room includes a storage cupboard, an integrated wardrobe, two radiators and an electric wall mounted heater. There is a private WC with a floating sink and bidet attachment for extra convenience.

## Lounge

The principal reception room features wood laminate flooring and two radiators. Doors lead to the stairs, the dining room and the ground floor bathroom, making this a comfortable area for everyday living and entertaining.

## Ground Floor Bathroom

Finished with tiled flooring and matching tiled walls, this bathroom includes a low level flush WC and a floating sink with mixer tap. The wet room area has a plumbed in rain shower, a heated towel rail, a skylight, a side window and plumbing for a washing machine.

## Dining Room

A bright dining space with wood laminate flooring and two radiators. A rear facing window and door provide access to the garden. The room connects to the ground floor double bedroom for flexible family living.

## Bedroom Three

A good sized double bedroom with wood laminate flooring, two radiators and a built in wardrobe.

## Garden

A lovely low maintenance outdoor space with a tiled patio area, perfect for summer dining and entertaining. Includes a brick built barbecue, storage shed, and access to the annex, creating a practical and social garden setting.

## Annex / Outbuilding

### Lounge area:

A bright lounge with wood laminate flooring and French doors leading to the garden. Two electric radiators and a side window keep the space warm and airy while an internal door gives direct access to the annex shower room.

### Kitchen:

The annex kitchen has wood laminate flooring and a range of base and eye level units with roll over work surfaces. Fitted with an electric oven and hob, a half height fridge and freezer and plumbing for a washing machine. A stainless steel sink with drainer and mixer tap sits against attractive tiled splash backs.

### Shower room:

Neatly presented with wood laminate flooring, a low level flush WC and a pedestal basin with mixer tap. The plumbed shower sits behind tiled walls and the room benefits from a side window and extractor fan.

## First Floor Landing

The first floor landing has wood laminate flooring, a front facing window that brings light into the area and a loft hatch with a drop down ladder for loft access. Doors lead to the master bedroom, bedroom two and the Jack and Jill bathroom.

## Master Bedroom

A spacious main bedroom with wood laminate flooring, a radiator and two built in storage cupboards. Sliding doors open onto a private balcony and an internal door provides direct access to the ensuite bathroom.

## Balcony

A cosy outdoor seating area finished with artificial grass and a wooden railing. Fitted lights create an inviting atmosphere for morning coffee or an evening drink.

## Jack and Jill Ensuite Bathroom

Accessible from the master bedroom and the landing, the bath area features a panel enclosed bath, a heated towel rail, a storage cupboard, a rear window and an extractor fan. The shower area has wood laminate style flooring, a low level flush WC and a pedestal hand basin with mixer tap. There is a plumbed in rain and handheld shower, a front window and modern laminate wall finishes

## Bedroom Two

A comfortable double bedroom with carpeted flooring and a front facing window. The room includes a built in wardrobe and a storage cupboard. The adjoining bathroom area has wooden floorboards, a low level flush wc, a pedestal wash hand basin with mixer tap and a non electric shower with aqua panel walls, extractor fan and a side window.

## Loft Room

A converted loft room accessed by a drop down ladder. The space includes wood laminate flooring, a radiator, a side window, eaves storage and ceiling lights, making it ideal for a study, hobby room or extra sleeping space.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.