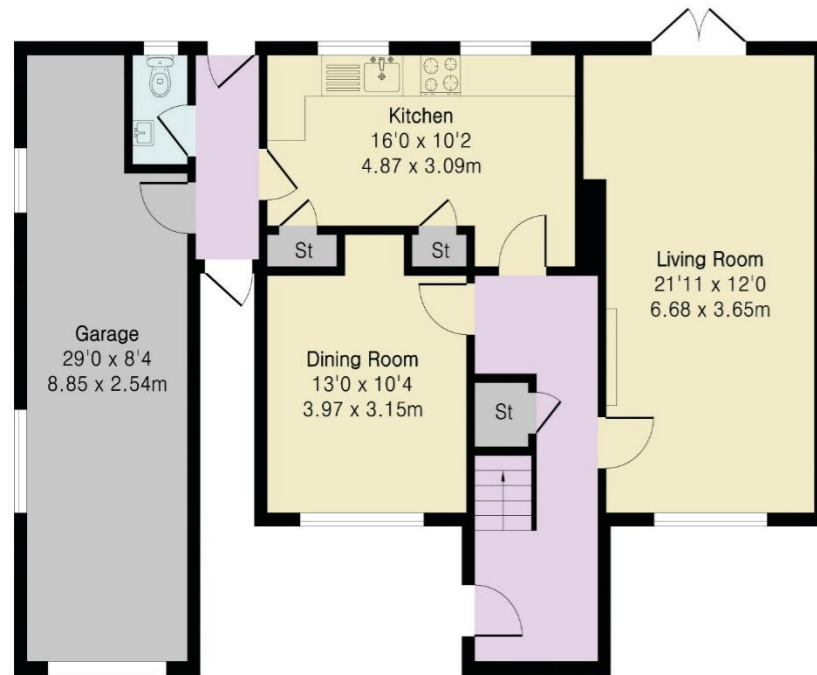


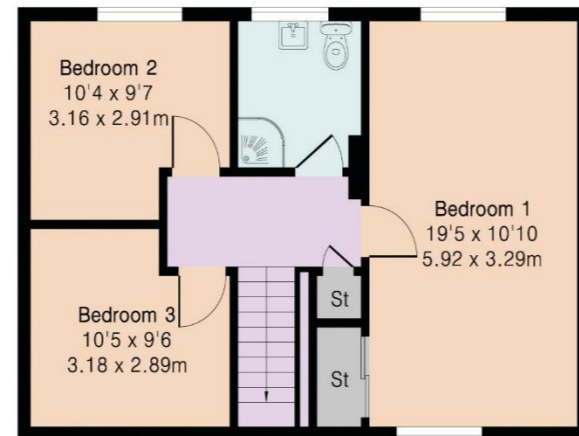
Approximate Gross Internal Area 1501 sq ft - 139 sq m
(Including Garage)

Ground Floor Area 950 sq ft – 88 sq m

First Floor Area 551 sq ft – 51 sq m



Ground 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.

The Ryde, Hatfield Freehold Guide Price £625,000



Chain free three bedroom detached house in the sought after Ryde area of Hatfield. Offering driveway parking, large garage, downstairs WC and rear garden with access via an integral hallway. Well presented with spacious living accommodation.

- Chain Free
- Three Bedroom Detached House
- Popular Ryde Location In Hatfield
- Driveway Parking
- Large Tandem Length Garage With Utility Area
- Downstairs WC
- Spacious Dual Aspect Living Room
- Well Equipped Kitchen With Integrated Appliances
- Rear Garden With Integral Access
- Ideal Family Home





Entrance Hall

A spacious and welcoming entrance hall featuring an eye catching floating staircase which creates a modern and open feel. The area benefits from useful understairs storage, a side aspect window allowing natural light, and a gas radiator. A frosted internal window provides borrowed light from the living room, with doors leading to the kitchen, dining room and living room.

Living Room

A generous dual aspect reception room offering excellent natural light from windows to both the front and rear. Double glazed glass doors open directly onto the rear garden, ideal for indoor outdoor living. The room features two gas radiators, a central fireplace creating a focal point, and a serving hatch connecting to the kitchen.

Dining Room

A good sized dining room with a front aspect window and gas radiator. Built in shelving provides useful storage and display space, making the room ideal for both everyday dining and entertaining.

Kitchen

A bright kitchen overlooking the rear garden via two windows. Finished with laminate flooring, wooden worktops and tiled splashbacks, the kitchen is fitted with a stainless steel sink, integrated fridge and dishwasher, induction hob with extractor fan, and a built-in eye level oven and grill. Additional storage is provided by two cupboards, including a generous pantry cupboard. The kitchen also benefits from access to the serving hatch and a glass door leading to the integral hallway.

Integral Hallway

A practical space providing access to both the front and rear of the property. Doors lead to the tandem length garage and the downstairs WC, offering excellent convenience and functionality.

Downstairs WC

Fitted with a WC and wash hand basin, with a window providing natural light and ventilation ideal for guests and family use.

Garage

A large tandem length garage featuring a single manual up and over door and two side aspect windows. The rear of the garage incorporates a useful utility area with space and plumbing for a washing machine and tumble dryer, providing excellent additional functionality.

First Floor

Landing

A bright landing area with a window positioned above the staircase allowing natural light to flood the space. Benefits include an airing cupboard, loft access and doors leading to all bedrooms and the family bathroom.

Bedroom One

A spacious main bedroom benefiting from dual-aspect windows, creating a bright and airy atmosphere. The room features two gas radiators and a large built in storage cupboard, offering excellent storage.

Bedroom Two

A well sized bedroom with a front aspect window, gas radiator and built in wardrobes, making it ideal as a double bedroom or guest room.

Bedroom Three

A comfortable third bedroom overlooking the rear garden, featuring a gas radiator and built in storage, suitable for a child's room, home office or study.

Family Bathroom

A well appointed family bathroom comprising a corner shower enclosure, WC and wash hand basin. Additional features include a storage cabinet, heated towel rail and a rear aspect window providing natural light and ventilation.

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.