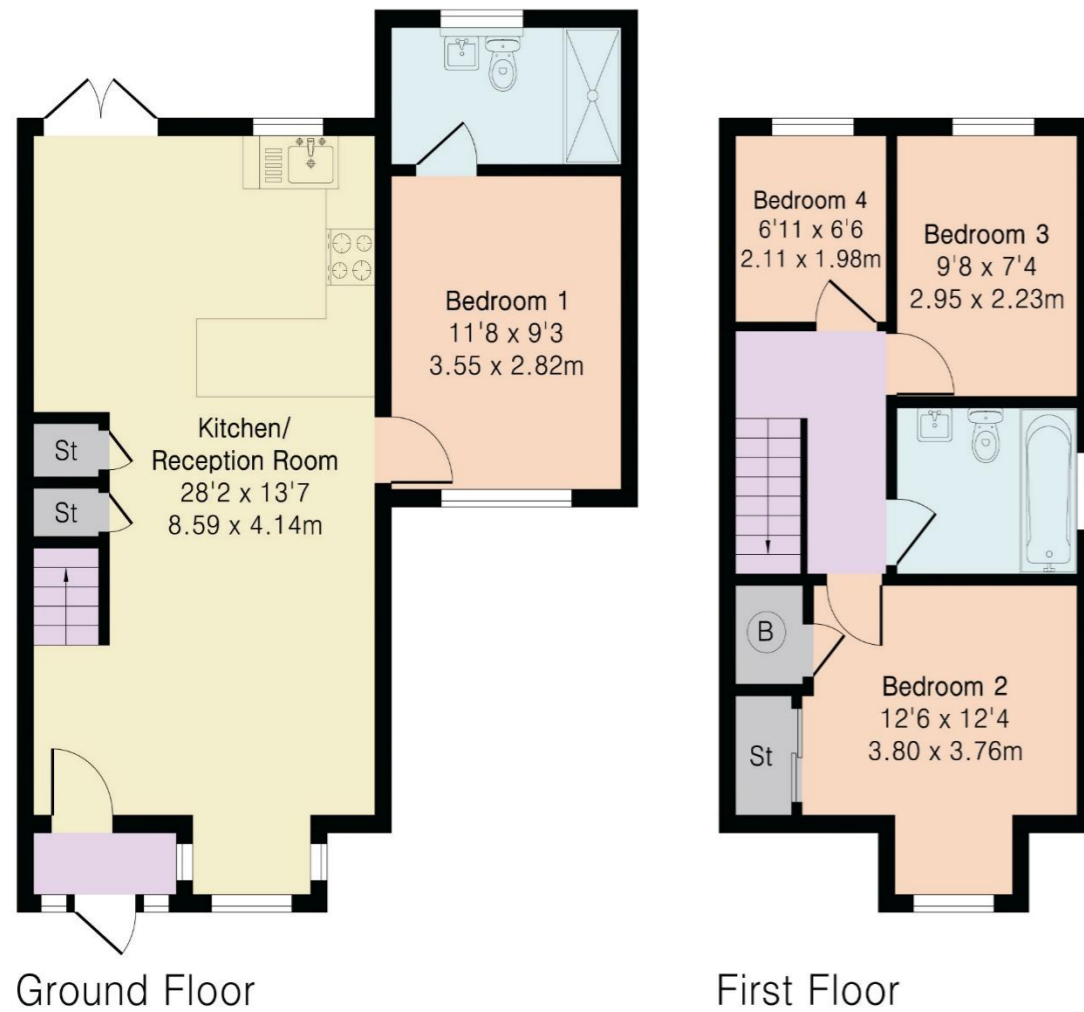


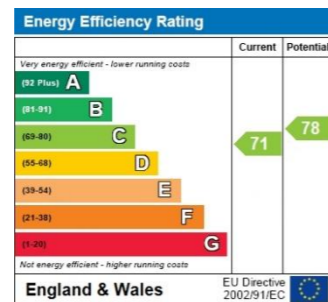
Approximate Gross Internal Area 908 sq ft - 85 sq m

Ground Floor Area 547 sq ft - 51 sq m

First Floor Area 361 sq ft - 34 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 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.

Rectory Gardens, Hatfield, Freehold Guide Price £500,000



Tucked away within the secluded Rectory Gardens, just an 8 minute walk from both Hatfield Town Centre and Hatfield Station, this impressive three bedroom semi detached home offers driveway parking, a stunning garage conversion with shower room, private garden and huge extension potential (STPP)

- Three Bedroom Semi Detached Family Home
- Secluded Rectory Gardens Location
- Just An 8 Minute Walk To Hatfield Station
- Driveway Parking For Two Vehicles
- Open Plan Living Kitchen And Dining Area
- Garage Conversion Completed October 2024
- Modern Ground Floor Shower Room
- Potential For Rear And Loft Extension (STPP)
- Private And Secluded Rear Garden
- Gas Central Heating And Double Glazing Throughout





Situated within the highly desirable and secluded Rectory Gardens development, this beautifully presented three bedroom semi detached family home enjoys an enviable position just an eight minute walk from both Hatfield Town Centre and Hatfield Mainline Station, offering direct links into London.

The property has been thoughtfully improved by the current owners, most notably with the addition of a superb garage conversion and contemporary ground floor shower room completed in October 2024, creating valuable additional living accommodation ideal as a home office, playroom, guest bedroom or second reception room.

Accommodation begins with an entrance porch providing additional security and practical storage space before opening into the impressive open plan living, dining and kitchen area. This superb dual aspect room enjoys excellent natural light from the attractive bay window to the front, rear window and double glazed doors opening directly onto the garden, creating an excellent entertaining and family space.

The kitchen is fitted with a range of units complemented by white worktops and tiled splashbacks and benefits from a Neff oven, electric hob with stainless steel extractor hood, stainless steel sink, integrated dishwasher and washing machine together with space for a freestanding fridge freezer.

The first floor provides three bedrooms including a generous principal bedroom with fitted wardrobe and airing cupboard, a second bedroom suitable as a small double and a third bedroom ideal as a nursery, home office or child's bedroom. The family bathroom is fully tiled and fitted with a bath incorporating shower attachment, WC and wash hand basin.

Externally, the property benefits from driveway parking for two vehicles to the front and a wonderfully private and secluded rear garden laid to patio and lawn with useful storage shed, outside tap and external power point.

Further benefits include gas central heating, double glazing throughout and excellent scope for a rear extension or loft conversion (STPP).

Ground Floor

Entrance Porch

A useful addition providing extra security, storage and a practical transition into the home before entering the main accommodation.

Open Plan Living/Dining and Kitchen

A spacious and bright dual aspect reception room featuring wood laminate flooring throughout the living and dining areas, attractive bay window to the front aspect, window overlooking the rear garden and double glazed doors opening directly onto the patio. Three gas radiators provide ample heating whilst the room also benefits from under stairs storage together with additional recently installed storage space and stairs rising to the first floor.

Kitchen Area

Fitted with a range of wall and base units complemented by white worktops and tiled splashbacks. Features include a Neff electric oven, electric hob with stainless steel extractor hood above, stainless steel sink unit, integrated dishwasher and washing machine together with space for a freestanding fridge freezer. Tiled flooring and rear aspect outlook.

Garage Conversion (Reception 2)

Completed in October 2024 and offering exceptional versatility as a home office, family room, playroom or occasional guest accommodation. Benefiting from wood laminate flooring, gas radiator and frosted front aspect window with access through to the adjoining shower room.

Downstairs Shower Room

A stylish and contemporary suite completed in October 2024 comprising a tiled walk in shower, vanity wash hand basin, WC and heated towel rail. Finished with tiled flooring and a frosted rear aspect window.

Garden

A private and secluded rear garden predominantly laid to a combination of patio and lawn creating an excellent space for entertaining and family enjoyment. Further benefits include a garden shed, outside tap and external power point.

First Floor

Landing

Carpeted landing area with access to all first floor accommodation and loft hatch providing access to the loft space which is currently unboarded.

Bedroom One

A generous principal bedroom featuring wood laminate flooring, attractive bay window to the front aspect, fitted wardrobe, airing cupboard and gas radiator.

Bedroom Two

A well proportioned small double bedroom with carpeted flooring, rear aspect window and gas radiator.

Bedroom Three

An ideal nursery, study or small single bedroom featuring carpeted flooring, rear aspect window and gas radiator.

Family Bathroom

Fully tiled family bathroom fitted with a panel enclosed bath incorporating shower attachment, WC, wash hand basin and heated towel rail together with a frosted side aspect window.

Further Details

The property is Freehold
Council Tax Band - Band E

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.