



# Endymion Court

Hatfield,  
Hertfordshire, AL10 8AU  
£465,000





A FABULOUS house! With an Orangery providing a bundle of light, refitted bathroom and a great loft conversion providing a main bedroom with en suite. Easy to maintain rear garden and a walk to BR Station! Don't miss out on this one!

- CONTEMPORARY LOFT CONVERSION
- STUNNING KITCHEN LEADING TO ORANGERY
- REFITTED BATHROOM
- ATTRACTIVE EASY TO MAINTAIN GARDEN
- WALK TO BR STATION
- QUIET CUL-DE-SAC LOCATION

## Description

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This is a FABULOUS house with so much going for it! A contemporary loft conversion providing a master bedroom with en suite; a stunning kitchen/breakfast room leading to an orangery with bi-folding doors across the rear of the property. Refitted bathroom; attractive easy to maintain rear garden with a lovely summer house and a garage! One not to miss! Call 01707 271450 today.

## Ground Floor

### Entrance Hall

Oak panelled door with obscure window panels. Wooden flooring. Radiator. Coving to ceiling. Stairs rising to first floor. Doors to ;

### Lounge

16' x 11' 2" (4.88m x 3.40m) Double glazed bay window to front aspect. Contemporary gas fire. Inset speakers to ceiling. Wooden flooring. Coving to ceiling. Spot lighting. Door to;

### Kitchen / Breakfast room

14' 5" x 9' 6" (4.39m x 2.90m) Matching white high gloss wall and base units. Granite work surface with mirror flecks. Built in electric oven with gas hob. Stainless steel extractor hood over oven. Inset sink unit with mono tap. Space for upright fridge/freezer. Glass tiled splash back. Plumbing for dishwasher and washing machine. Breakfast bar. Spot lighting. Radiator. Wooden flooring. Open to;

### Orangery

13' 6" x 9' 5" (4.11m x 2.87m) Double glazed bi-folding doors to rear aspect. Sky light. Wooden flooring. Contemporary radiator. Spot lighting. Under floor heating.

## First Floor

### Landing

Double glazed window to side aspect. Airing cupboard housing boiler. Stairs rising to first floor. Doors to;



## Bedroom Two

11' 7" x 7' 7" (3.53m x 2.31m) Double glazed window to rear aspect. Built in wardrobes. Radiator. Coving to ceiling. Spot lighting.

## Bedroom Three

12' 9" x 7' 7" (3.89m x 2.31m) Double glazed windows to front aspect. Radiator. Coving to ceiling.

## Bathroom

Double glazed obscure window to front aspect. Refitted with panelled bath with centre mixer and pop up waste. Power shower over. with glass screen. Stone counter top with wash hand basin and WC with concealed cistern in high gloss vanity unit. Tiled flooring. Part 'brick' style tiled walls. Under floor heating. Contemporary radiator.

## Second Floor

### Master Bedroom

11' 7" x 14' 2" (3.53m x 4.32m) Double glazed window to rear aspect. Built in sliding wardrobes. Contemporary radiator. Eaves storage cupboard. Black out fitted blinds. Air conditioning unit.

### En Suite

Double glazed obscure window to side aspect. Shower cubicle with rain shower head. Wash hand basin with mono mixer tap inset to vanity unit. Chrome ladder radiator. W.C with concealed cistern and push button flush. Under floor heating. Full tiled with Italian tiles.

## Exterior

### Front Garden

Laid to lawn. Pathway leading to front door. High level hedging. Gate to rear access.

## Garage

Up and over door. Personal door to front garden. Power and lighting.

## Rear Garden

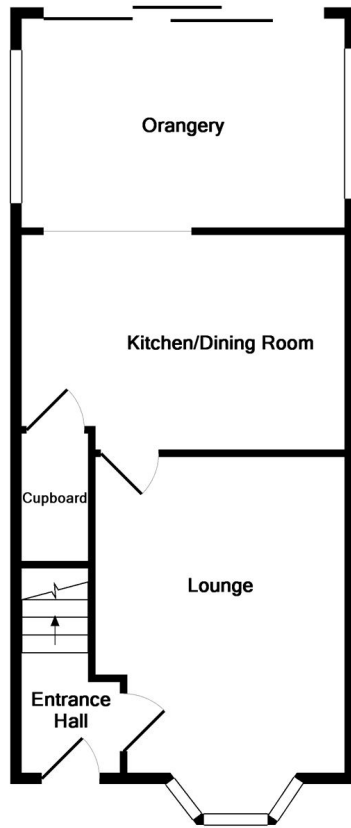
Attractive low maintenance garden with decking to the immediate rear and side of house. Mainly paved with flower and shrub borders. External power and water tap. Lights with sensors. Garden room with power.

## Area

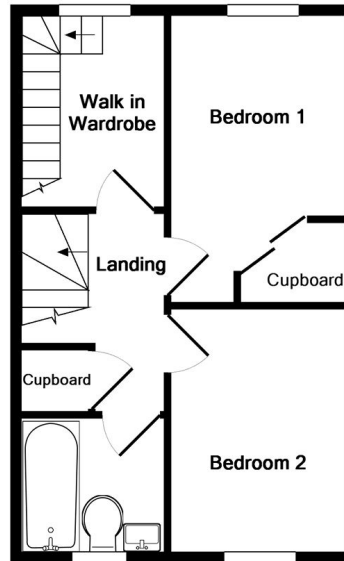
The property is situated in a quite cul-de-sac in a sort after residential area; 'Countess Anne Church of England Primary School' received an outstanding Ofsted in October 2019 and there is alternative good schooling locally including 'Bishops Hatfield Girls school'. The property is situated within walking distance to local amenities and Hatfield Station. Hatfield has leisure and shopping facilities including the 'Galleria' and is the home of Historic Hatfield House, park and gardens. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station making commuting easy in to London Kings Cross / Moorgate and underground stations.

WE ARE ABLE TO OFFER IMPARTIAL MORTGAGE ADVICE, PLEASE TELEPHONE 01707 271450 FOR DETAILS.





Ground floor



1st floor



2nd floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	64	78
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Viewing by appointment only

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