



# Homestead Road

Hatfield,  
Hertfordshire, AL10 0QN  
£525,000

**COUNTRY PROPERTIES**  
A PART OF HUNTERS

Country Properties have pleasure in offering for sale this attractive 1930's four bed semi detached house with its stunning kitchen/dining room extension and the addition of a four bedroom and en-suite. The current vendors have renovated this property to a high standard and the term 'pack and move in' definitely applies here. There are FOUR good size bedrooms, two reception rooms, kitchen/dining room, family bathroom, en-suite to top bedroom, downstairs guest cloakroom and garage. Situated in the Birchwood area with local shops and primary schools. Major road links and Hatfield BR station (approx. half a mile) are all accessible. Internal viewing strongly advised.

- BEAUTIFULLY PRESENTED
- Stunning Extended Kitchen/Diner
- Garage to rear
- Light Oak Internal Doors Throughout

## Ground Floor

### Entrance Porch

Leading to wooden entrance door with obscure glazed panel and leaded side lights.

### Entrance Hall

Original polished stripped floorboards. Original fitted double 'dresser' style storage cupboard. Under stairs storage cupboard housing electric meter. Radiator with decorative cover. Picture rail. Stairs rising to first floor. Doors to:-

### Living Room

11' 10" x 10' 8" (3.61m x 3.25m) 12' 6" (3.81m ) into bay. Double glazed leaded bay window to front aspect. Radiator. Polished stripped floor boards. Picture rail.

### Sitting Room

11' 6" x 10' 8" (3.51m x 3.25m) Original polished stripped floorboards. Open fire with attractive mantle, tile hearth and cast iron insert. Picture rail. Radiator. Square arch opening to kitchen/breakfast room.

### Kitchen/Dining Room

16' 8" x 15' 0" (5.08m x 4.57m) max. 'L' shape. Double glazed 'French' doors and windows to garden aspect. Cream base wall and base units with complimentary granite work tops and upstands. One and half bowl ceramic sink and drainer unit with mixer tap. 'Rangemaster' cooker with five ring gas hob and electric oven with glass splash back. 'Belling' extractor hood. Integrated dish washer. Space for fridge freezer. Plumbing for washing machine and tumble dryer. Tiled flooring. Two 'Velux' skylights. Spot lighting to ceiling.

### Cloakroom

Obscure double glazed window to side aspect. Wall mounted wash hand basin with mixer tap. Mosaic tiled splash back. Low level WC with push button flush. Tiled floor.

## First Floor

### Landing

Double glazed window to side aspect. Picture rail. Stairs rising to second floor. Doors to:-

### Bedroom One

10' 4" x 8' 7" (3.15m x 2.62m) Double glazed leaded bay window to front aspect. Radiator. Storage cupboard under stairs. Picture rail.



## Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m) Double glazed window to rear aspect. Built in wardrobe. Radiator. Picture rail.

## Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m) Double glazed leaded window to front aspect. Radiator. Storage cupboard over stairwell. Radiator. Picture rail.

## Bathroom

Double glazed obscure windows to rear aspect. Fully tiled walls. Refitted panel bath with plumbed in shower over. Wash hand basin on pedestal. Low level WC with push button flush. Chrome ladder radiator. Spot lighting to ceiling.

## SECOND FLOOR

### Landing

## Bedroom Four

15' 11" x 6' 2" (4.85m x 1.88m) Double glazed window to rear aspect. Radiator. Inset spotlighting. Walk in wardrobe. Additional eaves storage.

## En-Suite

Glazed shower cubicle. Low level WC. Wash hand basin inset into vanity unit with mixer tap and storage under. Chrome heated ladder towel rail. Inset spotlighting.

## Exterior

### Front Garden

Boundary brick wall with gate leading to block paved pathway to entrance porch. Gravel bed with specimen shrub.

## Rear Garden

Decking area immediately to rear of property. Mainly laid to lawn with paved path leading to rear of garden. Haped flower border. Wood panelled fence boundaries. Raised bed. Water tap. Switch lighting. Side access. Door to garage.

## Garage

Accessed by service road at rear of property.

## Area

Hatfield Town Centre 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 to London King's Cross (with its connection to St Pancras International) and Moorgate making commuting easy.

## Agents Notes

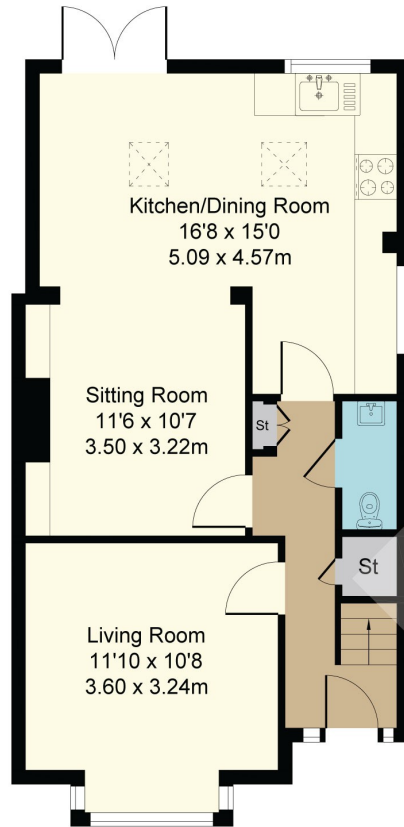
EPC Rating D

PLEASE NOTE - THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

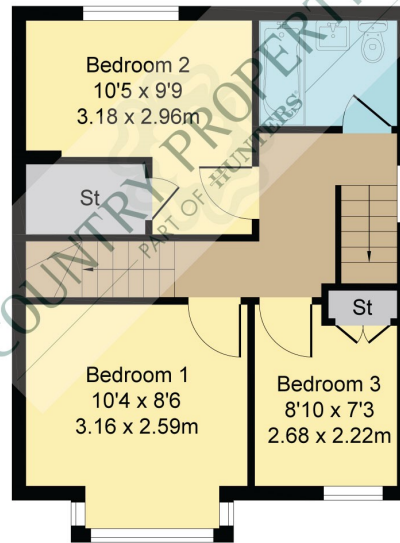
WE ARE ABLE TO OFFER FREE AND INDEPENDENT MORTGAGE ADVICE FROM MORTGAGE ADVICE NETWORK.



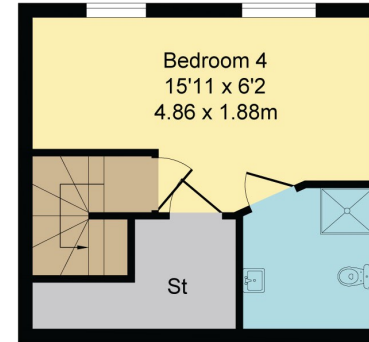
Approximate Gross Internal Area  
1183 sq ft - 110 sq m



Ground Floor



First Floor



Second Floor

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 7, The Broadway | AL9 5BG

T: 01707 271450 | E: hatfield@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)