



WRIGHTS



15 Brookside, Hatfield, Hertfordshire AL10 9RR

Offer in Excess of £675,000 - Freehold

#### Property Summary

\*\*\*CHAIN FREE\*\*\* Wrights of Hatfield are pleased to welcome to market this FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME located in the popular and sought after area of ELLENBROOK. The property boasts many features including two reception rooms, driveway for 3 cars, tandem garage, front and rear gardens and is ideally situated at the end of a quiet cul-de-sac.

Ellenbrook is situated on the borders of Hatfield and St Albans and offers easy access to both and easy access to the A1(M) serving London and the North. With the University near by and Old Hatfield with rail links to London's Moorgate Station the town has something for everyone including the historical Hatfield House.

#### Features

- CHAIN FREE
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- DESIREABLE ELLENBROOK LOCATION
- DRIVEWAY FOR 2/3 CARS
- TANDEM GARAGE
- UPVC CONSERVATORY
- POTENTIAL TO EXTEND (S.T.P.P)

## Room Descriptions

### GROUND FLOOR

#### Hallway

Via side access double glazed door with matching sidelight window, fitted radiator, stairs to first floor landing, doors leading off to:

#### Downstairs Cloakroom

Side aspect obscure window, low level WC, wash hand basin with vanity unit below, fitted radiator, tiled walls and flooring.

#### Lounge

13' 3" x 20' 8" (4.04m x 6.32m) Front aspect double glazed windows, laminate wood flooring, ornate feature Adams style fireplace, coved cornice to ceiling, fitted radiators, door leading to:

#### Dining Room

10' 2" x 11' 1" (3.10m x 3.41m) Fitted radiator, tiled flooring, under stairs storage cupboard, tiled flooring, Patio doors leading to:

#### Conservatory

9' 9" x 13' 7" (2.97m x 4.15m) Triple aspect and finished with white uPVC, tiled flooring, wall mounted storage heater, door to rear garden.

#### Kitchen

7' 6" x 10' 6" (2.29m x 3.20m) Rear aspect double glazed window overlooking garden. Range of matching wall and base units with rolled edge worktops over incorporating double bowl sink unit with mixer taps, space for appliances, space and plumbing for automatic washing machine, wall mounted gas boiler, tiled flooring, fitted radiator.

### FIRST FLOOR

#### First Floor Landing

Side aspect double glazed obscure window, loft access, airing cupboard, loft access, doors leading off to:

#### Bedroom One

11' 3" x 11' 7" (3.43m x 3.53m) Rear aspect double glazed window, fitted radiator.

#### Bedroom Two

10' 4" x 11' 7" (3.15m x 3.53m) Front aspect double glazed window, fitted radiator, laminate wood flooring.

#### Bedroom Three

8' 9" x 10' 3" (2.67m x 3.12m) Front aspect double glazed window, fitted radiator, coved cornice to ceiling.

#### Bedroom Four

7' 6" x 9' 1" (2.29m x 2.77m) Rear aspect double glazed window, fitted radiator, built in cupboard.

#### Family Bathroom

Side aspect double glazed obscure window. Panel enclosed bath with hand held shower attachment plus independent shower unit over. Low level WC, wash hand basin, fitted radiator, fully tiled walls.

### EXTERIOR

#### Rear Garden

Mainly laid to lawn with patio area, garden shed, mature hedgerows to borders

#### Front Garden

Lawned area to borders, driveway with parking for three cars leading to:

#### Tandem Garage

Up and over door, door to side, rear aspect window, power and lighting, tiled flooring, sink with hot water heater.

#### Driveway

Ample parking for two to three cars.

#### ADDITIONAL INFORMATION

Council Tax Band: F

Tenure: Freehold

### AGENT INFORMATION

#### Agents information for buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we can conclude negotiations:

1. Written 'Confirmation of Offer' via email.
2. Proof of identification of all parties purchasing the property.
3. Proof of Deposit.
4. A copy of your Decision in Principle (for your mortgage).

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC