



7, Endymion Court

Hatfield,
Hertfordshire, AL10 8AU
£530,000

So much more than meets the eye! An **EXCLUSIVE &** centrally located position rarely available to buy.

- CUL DE SAC LOCATION
- GAS CENTRAL HEATED & DOUBLE GLAZED
- MODERN BATHROOM
- 3 BEDROOMS
- WALKING DISANCE TO TOWN CENTRE AND TRAIN STATION
- MODERN KITCHEN
- CONSERVATORY
- GARAGE & DRIVEWAY FOR 2 CARS

ENTRANCE HALL

Laminated wood effect flooring, stairs to first floor, door to lounge.

LIVING ROOM

14' 9" x 9' 8" (4.50m x 2.95m) Double glazed bay window to front aspect, wood effect laminate flooring, 2 radiators, spot lighting, coved ceiling.

KITCHEN

14' 9" x 9' 8" (4.50m x 2.95m) Fitted with a comprehensive array of wall and base units, 'Beko' oven and four ring hob, extractor hood over, fitted dishwasher, stainless steel sink and drainer, mixer tap, space for free standing fridge freezer, tiled flooring, storage cupboard under stairs, coved ceiling.

CONSERVATORY

14' 9" x 9' 8" (4.50m x 2.95m) 'Green space' insulated roof which keeps the conservatory usable all year round. tiled flooring, double glazed French door to rear, radiator.

LANDING

Access to insulated loft space, linen cupboard

BEDROOM ONE

13' 0" x 7' 10" (3.96m x 2.39m) Double glazed window to front, radiator.

BEDROOM TWO

11' 1" x 7' 10" (3.38m x 2.39m) Double glazed window to rear aspect, fitted wardrobes, radiator, coved ceiling.

BEDROOM THREE

8' 9" x 6' 5" (2.67m x 1.96m) Double glazed window to rear aspect, radiator.

BATHROOM

Double glazed window to front aspect, modern suite comprising of vanity sink unit with storage and mixer tap, low flush WC, 'P' Shaped bath with wall mounted shower, glazed screen, tiled walls and floor.

GARDEN

Mainly laid to lawn with surrounding flower borders, paved patio area wood panel fence surround, private access to garage.



GARAGE

17' 0" x 8' 2" (5.18m x 2.49m) Plumbing for washing machine and space for tumble dryer, wall mounted combi gas central heating boiler, light and power, metal up and over door.

AREA

Situated in Old Hatfield giving access to local shops and amenities as well as within easy access to the mainline BR station, giving access to Kings Cross and Moorgate Station. The A1(M) lies to the edge of the town giving excellent communications to the North and South. Nearby are the grounds of historic Hatfield House.

AGENTS NOTES

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

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

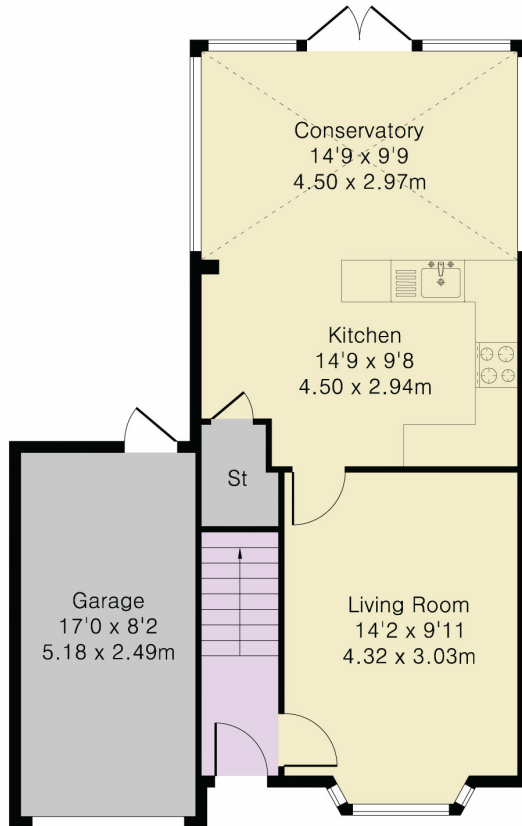


Floor Plans

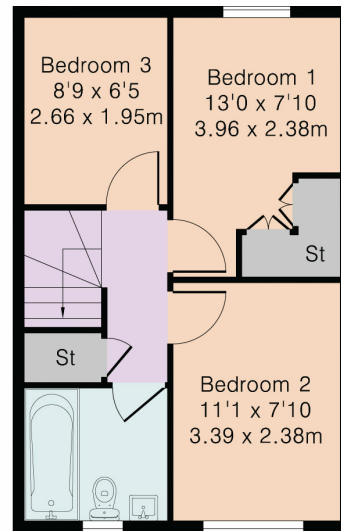
Approximate Gross Internal Area 996 sq ft – 93 sq m

Ground Floor Area 650 sq ft – 60 sq m

First Floor Area 347 sq ft – 32 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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

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