



7 Dellfield Road, Hatfield, Hertfordshire AL10 8EW

Offers in Excess of £550,000 - Freehold

Property Summary

Wrights are delighted to bring to market this very well presented DOUBLE FRONTED, FOUR BEDROOM, TWO BATHROOM, END OF TERRACE family home. The property benefits from Substantial Ground Floor Living Space and is finished to a High Standard Throughout. The property has undergone extensive modification via a double storey side extension and single storey rear extension and viewing comes Highly Recommended.

The ground floor accommodation provides generous living throughout and comprises of a welcoming entrance hallway, spacious lounge, very large living area, dining area & kitchen, pantry, laundry room and ground floor W/C.

The first floor consists of four well proportioned bedrooms, three of which can easily accommodate a double bedroom and a large four piece bathroom.

The spacious garden has a patio area adjacent to the property, large area laid to lawn and a Garden Room located to the rear. There is a block paved driveway to the front with space for multiple cars.

Features

- END OF TERRACE FAMILY HOME
- FOUR BEDROOM
- TWO BATHROOMS
- LARGE GROUND FLOOR FOOTPRINT
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GARDEN ROOM
- DOUBLE STOREY SIDE EXTENSION
- SINGLE STOREY REAR EXTENSION
- CLOSE TO TOWN CENTRE
- SHORT WALK TO HATFIELD TRAIN STATION



Room Descriptions

GROUND FLOOR

**HALLWAY**  
1.86m x 2.29m (6' 1" x 7' 6") Spacious entrance hallway, laminate flooring, gas radiator, providing access to;

**LIVING ROOM**  
4.00m x 4.32m (13' 1" x 14' 2") A spacious living room with feature fire place, laminate flooring, gas radiator and UPVC window to the front aspect.

**KITCHEN / DINER / LIVING AREA**  
6.14m x 9.90m (20' 2" x 32' 6") A fabulous dual aspect open plan living space providing generous accommodation for everyday living or entertaining. The current layout provides a well proportioned seating area, space for a large dining table and high specification fitted kitchen with matching base and wall units providing ample work surface space. Finished with laminate flooring, a number of gas radiators and UPVC windows to front and doors to the back garden.

**INNER HALLWAY**  
0.83m x 2.37m (2' 9" x 7' 9") Laminate flooring leading to;

**PANTRY**  
1.42m x 2.24m (4' 8" x 7' 4") Additional kitchen storage currently housing an extra fridge freezer.

**LAUNDRY ROOM**  
1.88m x 1.93m (6' 2" x 6' 4") Space and fittings for a washing machine and tumble dryer, additional storage space finished with tiled flooring.

**W/C**  
1.21m x 1.90m (4' 0" x 6' 3") Ground floor W/C with vanity hand wash basin. Tiled flooring, frosted UPVC window to rear aspect and gas radiator.

FIRST FLOOR

**LANDING**  
Carpet flooring leading to;

**BEDROOM ONE**  
3.34m x 3.96m (10' 11" x 13' 0") Large double bedroom with built in cupboard, carpet flooring, gas radiator and UPVC window to front aspect.

**BEDROOM TWO**  
3.32m x 3.34m (10' 11" x 10' 11") A spacious double bedroom benefitting from built in wardrobes, carpet flooring, gas radiator and UPVC window to front aspect.

**BEDROOM THREE**  
2.22m x 3.30m (7' 3" x 10' 10") A double bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC window to rear aspect.

**BEDROOM FOUR**  
2.34m x 3.36m (7' 8" x 11' 0") A spacious single with ample space for cupboards, carpet flooring, gas radiator and UPVC window to rear aspect.

**BATHROOM**  
2.42m x 2.50m (7' 11" x 8' 2") Tiled throughout, a spacious four piece consisting of a shower cubicle, bath, pedestal hand wash basin and W/C. Gas radiator and frosted UPVC window to rear aspect.

EXTERIOR

**GARDEN**  
Large South West facing garden with spacious patio area adjacent to the property, area laid to lawn and space for a garden room and shed to the rear.

**GARDEN ROOM**  
2.73m x 5.65m (8' 11" x 18' 6") Laminate flooring, lighting and multiple windows. An ideal space for working from home or additional TV area for the kids.

**DRIVEWAY**  
Block paved with space for a number of cars.

ADDITIONAL INFORMATION

**Property Details**  
Council Tax Band - C

