



28 The Ryde, Hatfield, Hertfordshire AL9 5DL

Offers in Excess of £750,000 - Freehold

Property Summary

CHAIN FREE Wrights of Hatfield are pleased to offer this FIVE BEDROOM, DETACHED FAMILY HOME situated on the popular "RYDE DEVELOPMENT". This property is ideally located close to Local Shops, The Ryde School, Old Hatfield and Hatfield Train Station. Viewing Comes Highly Recommended.

The ground floor accommodation comprises of a spacious Lounge/Diner which has been extended to offer more room, fitted kitchen with utility room and downstairs cloakroom plus an integrated garage. The first floor accommodation includes five good sized bedroom and En-Suite facilities to the main bedroom and separate family bathroom. Externally there is a private enclosed garden and to the front there is off street parking leading to garage. We highly recommend an internal viewing at your earliest convenience to appreciate this spacious home.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- DESIRABLE RYDE LOCATION
- EXTENDED DETACHED FAMILY HOME
- FIVE FIRST FLOOR BEDROOMS
- LARGE L-SHAPED LOUNGE/DINER
- FITTED KITCHEN
- UTILITY ROOM & GROUND FLOOR W/C
- INTEGRAL GARAGE & DRIVEWAY PARKING
- GAS HEATING TO RADIATORS
- RE-CARPETED THROUGH OUT

Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway
2.27m x 6.02m (7' 5" x 19' 9") (to max dimensions) Via entrance door, front aspect double glazed with leaded lights. Fitted radiator, built in cupboard, stairs to first floor, doors leading off to:

Lounge area
16' 3" x 18' 11" (4.95m x 5.77m) Front aspect double glazed windows with leaded lights. Fitted radiator, wall lights. Feature exposed brick fire place with stone Plinth. refitted carpet, open aspect to::

Dining Area
9' 8" x 19' 10" (2.95m x 6.05m) Rear aspect double glazed window and matching sliding patio door. Fitted radiator, wall lights, refitted carpet, door leading to:

Kitchen
9' 2" x 14' 0" (2.79m x 4.27m) Rear aspect double glazed window. Range of matching wall and base units with worktops over incorporating one and a half bowl polycarbonate sink unit with mixer taps over. Integrated double oven with four ring gas hob with extractor hood over. Further space for appliances, breakfast bar, fitted radiator, complementary tiling to splashbacks, door leading to:

Utility Room
5' 2" x 5' 5" (1.57m x 1.65m) Part double glazed door to rear. A small range of matching wall and base unit with worktop over incorporating stainless steel single drainer sink unit with mixer tap. Wall mounted " Combi" gas boiler. Space and plumbing for automatic washing machine, complementary tiling. Door leading to:

Cloakroom
0.75m x 1.73m (2' 6" x 5' 8") Low level W/C with frosted double glazed window.

FIRST FLOOR ACCOMMODATION

First floor landing
Stairs from ground floor, loft access, fitted radiator, doors leading of to:

Bedroom One
11' 9" x 12' 7" (3.58m x 3.84m) Front aspect double glazed leaded light window. Fitted radiator, refitted carpet, open aspect to:

En-Suite
2' 5" x 5' 6" (0.74m x 1.68m) Fully tiled enclosed shower cubicle, wash hand basin with vanity unit below.

Bedroom Two
3.47m x 3.75m (11' 5" x 12' 4") Front aspect double glazed leaded light window. Fitted radiator, refitted carpet. Exposed brick feature wall.

Bedroom Three
11' 4" x 12' 3" (3.45m x 3.73m) Front aspect double glazed leaded light window, fitted radiator, refitted carpet.

Bedroom Four
9' 8" x 12' 10" (2.95m x 3.91m) Rear aspect double glazed window. Fitted radiator, refitted carpet.

Bedroom Five
8' 9" x 9' 9" (2.67m x 2.97m) Rear aspect double glazed window, Built in wardrobe, plus built in cupboard, refitted carpet.

Family Bathroom
1.94m x 4.12m (6' 4" x 13' 6") Rear aspect double glazed frosted glass window. Four piece bathroom suite comprising of, enclosed bath, low flush WC, wash hand basin with vanity unit below. Heated towel rail and fully tiled walls.

EXTERIOR

Rear Garden
Patio area, mainly laid to lawn with perimeter fencing and additional patio area to rear of the garden.

Front Garden
Lawned area to side with access to rear garden, hardstanding allowing for off street parking leading to:

Integrated Garage
8' 8" x 19' 8" (2.64m x 5.99m) Up and over door, power and lighting, storage to rear with gas and electric meters.

ADDITIONAL INFORMATION

AGENTS NOTES
Council Tax Band: F
EPC Band: D

