



7, The Holdings

Hatfield,
Hertfordshire. AL9 5HH
£900,000

country
properties

Situated in the highly sought-after Ryde area of Hatfield, this impressive and beautifully extended family home offers over 2,500 sq. ft. of versatile living space. Having been thoughtfully modernised and enhanced, the property perfectly blends generous accommodation with contemporary finishes, making it ideal for today's busy family lifestyle. The ground floor is centred around a superb 31ft open-plan living/dining room, a bright and versatile space with ample room for entertaining. This is complemented by a large 20ft kitchen/breakfast room, fitted to a modern standard, and additional reception rooms, providing flexibility for a home office, playroom, or snug. The ground floor also features one double bedroom, a shower room, and excellent storage options. Upstairs, the home continues to impress with a spacious principal bedroom complete with en-suite facilities, three further well-proportioned bedrooms, a family bathroom. Externally, the property benefits from garage with own driveway parking for 6+ vehicles, while the private rear garden offers a peaceful retreat with space for outdoor entertaining. Positioned in one of Hatfield's most desirable residential locations, The Ryde offers excellent access to well-regarded schooling, Hatfield station, and the wealth of local amenities – making this a home that truly ticks every box.

- Sought-after Ryde Location
- Extended Family Home
- Modernised Throughout
- Large Living/Dining Room
- Spacious 20ft Kitchen
- Five Generous Bedrooms
- The Ryde School minutes away
- Study/Home Office
- Garage and parking to Own Driveway
- Large Private rear Garden

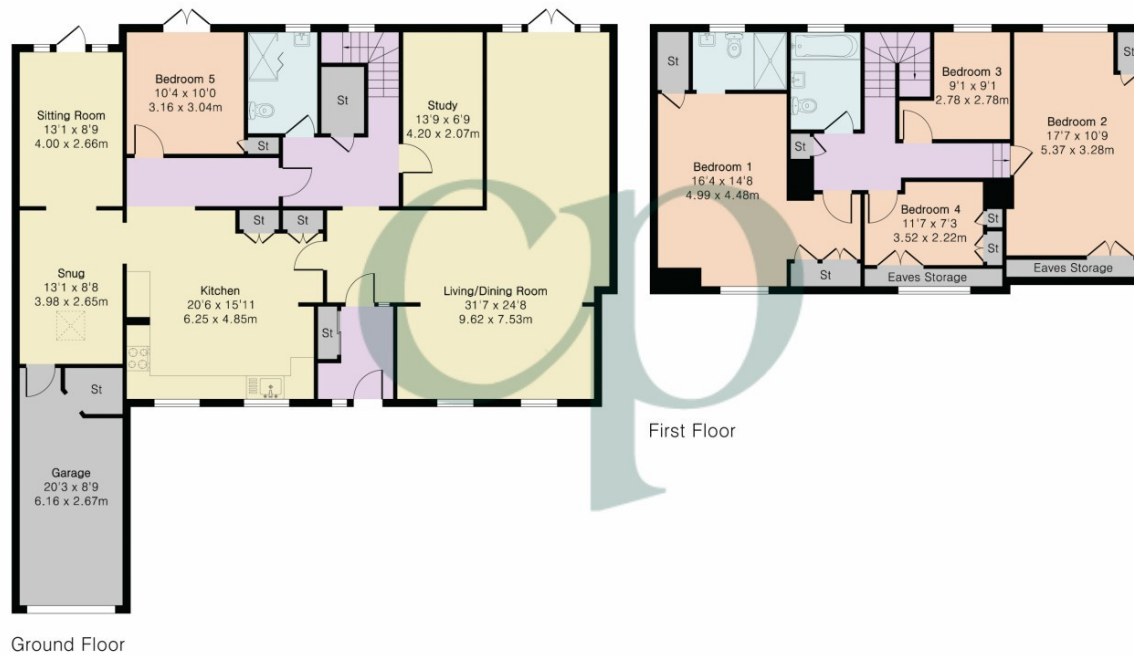




**Approximate Gross Internal Area 2523 sq ft - 235 sq m
(Including Garage)**

Ground Floor Area 1689 sq ft – 157 sq m

First Floor Area 834 sq ft – 78 sq m



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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