



37 Broad Acres, Hatfield, Hertfordshire AL10 9LE

Guide Price £435,000 - Freehold

Property Summary

A fabulous opportunity to purchase a heavily extended Three Double Bedroom, Two Bathroom, End of Terraced property with Driveway Parking in the popular location of Hatfield Garden Village.

The property benefits from extensions to the front, rear and into the loft creating excellent living space comprising of a large dual aspect Master Bedroom with Ensuite Bathroom, two further Double Bedrooms one of which has a Walk in Wardrobe, spacious Living Room, well proportioned Kitchen/Diner, family Bathroom and ground floor W/C.

Externally, the property offers Driveway Parking to the front of the property, a spacious Garden to the rear with additional Storage room.

The property is ideally located in Hatfield Garden Village close to the highly regarded Green Lanes School and within easy access to local shops and the A1.

Viewing comes Highly Recommended.

Features

- END OF TERRACE FAMILY HOME
- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- EXTENDED TO FRONT & REAR
- LOFT CONVERSION
- DRIVEWAY PARKING
- GROUND FLOOR W/C
- GARDEN VILLAGE LOCATION
- CLOSE TO GREEN LANES SCHOOL
- EXCELLENT ROAD LINKS VIA A1(M), M25 & A414

Room Descriptions

GROUND FLOOR

Entrance Hallway

1.62m x 2.46m (5' 4" x 8' 1") A welcoming entrance space with window to the side aspect, laminate flooring and radiator. Provides access to the living room and stairs to the first floor.

Living Room

3.58m x 6.37m (11' 9" x 20' 11") This space can be configured in multiple layouts and benefits from a bay window to the front aspect providing plenty of natural light, laminate flooring, radiator, feature fireplace and double doors leading out to the kitchen/diner.

Kitchen / Diner

2.96m x 5.27m (9' 9" x 17' 3") Fitted kitchen with matching base and wall units. There is space and plumbing for a gas range cooker, fridge freezer, dishwasher and washing machine while there is ample space for a dining table. Situated to the rear of the property with double doors and window overlooking the garden.

Ground Floor W/C

1.63m x 2.17m (5' 4" x 7' 1") Vanity hand wash basin, W/C with two widows to the side aspect.

FIRST FLOOR

Landing

0.88m x 2.49m (2' 11" x 8' 2") Large double glazed window to the side aspect, carpet flooring and doors leading to;

Bedroom Two

2.84m x 3.77m (9' 4" x 12' 4") A well proportioned double bedroom with large double glazed window to the front aspect. Additional benefits are carpet floor, radiator and walk in wardrobe.

Bedroom Two - Wardrobe

1.00m x 1.65m (3' 3" x 5' 5") Carpet flooring with double glazed window providing ample hanging and storage space.

Bedroom Three

2.50m x 2.60m (8' 2" x 8' 6") Double bedroom with double glazed window to the rear aspect, carpet flooring and radiator.

Family Shower Room

1.37m x 1.94m (4' 6" x 6' 4") Tiled throughout with corner shower cubicle, pedestal hand wash basin, W/C, radiator and frosted double glazed window to the rear aspect.

SECOND FLOOR

Master Bedroom

3.72m x 4.28m (12' 2" x 14' 1") (to max dimensions) Large dual aspect master bedroom with Velux windows to the front and double glazed window to the rear, carpet flooring and ample space for wardrobes.

En-Suite Bathroom

1.68m x 1.83m (5' 6" x 6' 0") Partially tiled with corner bath, hand wash basin, W/C and frosted window to the rear aspect.

EXTERIOR

Driveway Parking

Gravel driveway providing parking for one car located to the front of the property.

Garden

Patio area adjacent to the property with large area laid to lawn and fenced boundaries.

Store Cupboards

1.84m x 5.52m (6' 0" x 18' 1") Located in the garden providing ample storage space.

ADDITIONAL INFORMATION

Property Information

Council Tax Band - D

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.

