



Stag Green Avenue

The Ryde, Hatfield,
Hertfordshire, AL9 5EB
£580,000

COUNTRY PROPERTIES
PART OF HUNTERS

'The Ryde' as an area is sought after by families who enjoy the private, quiet residential estate it is and where whether you walking your dog or walking to the Station, people still say hello! It's a very personal place with many long term families, indeed there are still some families who bought when they were initially built! This exclusive row of properties on The Ryde are extremely deceptive and have a footprint of 1500 sq ft offering fantastic space for all the family's needs, this particular property benefits from a long drive, tandem garage and a South Facing garden to enjoy to sit and enjoy the peace!

- 'THE RYDE' AREA
- SURPRISINGLY SPACIOUS INTERNALLY
- SOUTH FACING REAR GARDEN
- TANDEM GARAGE AND AMPLE PARKING
- WALKING DISTANCE TO STATION
- CHAIN FREE

Entrance Hall:

Obscure glazed entrance door and side light leading to Hall. Original Parquet flooring. Large cloaks cupboard. Double radiator. Carpeted stairs rising to first floor. Door to:

Cloakroom:

Double glazed obscure window to front aspect. Wash hand basin with cupboard and tiled splash backs. Low level WC. Radiator. Laminate flooring.

Lounge / Dining Room:

24' 7" x 23' 4" (7.49m x 7.11m) MAX. This 'L' shaped room is flooded with natural light via its double glazed sliding patio doors with further windows with garden aspect from both the lounge & dining areas. The room benefits from the original fireplace (we believe that this could be opened again subject to the necessary checks) housing a 'Glow-Worm' gas fire. Original parquet flooring. Radiators. Coved ceiling.

Kitchen:

13' 9" x 10' 4" (4.19m x 3.15m) Double glazed window to front aspect. A comprehensive range of matching 'soft close' wall and base units with complimentary rolled edge worktops. Stainless steel one and a half bowl sink drainer unit with mixer tap. Tiled splash backs. 'Neff' double electric oven with 'Neff' gas hob and 'Neff' stainless steel extractor hood over. Integrated 'Neff' dishwasher. Space for under counter fridge. Housing for microwave. Tiled flooring. Kick-board heater. Obscure hatch to dining area. Spotlighting to ceiling. Personal door to garage.

FIRST FLOOR

Landing:

Half turn stairs leading to bedrooms. Storage cupboards. Airing cupboard. Access to boarded part loft with fitted ladder, light and housing the boiler. Doors to :

Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m) Double glazed windows to front aspect. Fitted wardrobes and unit until with mirror and wash hand basin. Radiator

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m) Double glazed window to rear aspect. Fitted cupboard. Radiator.



Bedroom Three

10' 10" x 8' 7" (3.30m x 2.62m) Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Four:

11' 11" x 7' 11" (3.63m x 2.41m) Sliding galleried windows overlooking the reception room below.

Bedroom Five:

9' 1" x 7' 11" (2.77m x 2.41m) Double glazed window to rear aspect. Storage unit. Radiator.

Family Bathroom:

Obscure double glazed window to rear aspect. Paneled bath with mixer tap. Separate fully tiled shower cubicle. Low level WC with concealed cistern and wash hand basin within a vanity unit. Radiator.

EXTERIOR

Frontage:

Asphalt driveway providing off street parking for at least three vehicles in tandem and path leading to entrance door. Lawn area with flower and shrub border. Sensor lighting. Personal door to garage. Electric door for garage front.

Double Tandem Garage:

30' 0" x 11' 11" (9.14m x 3.63m) Electric up & over door. Personal door leading to front. Plumbing for washing machine. Double glazed window and door leading to rear garden. Personal door to kitchen. Power and light.

Rear Garden:

A particular feature of this property is this South facing garden benefiting for extra width due to being the end plot. Patio area immediately to the rear. Lawn area with well established mature shrubs, trees and flower beds. Gated side access.

Area:

The Property is situated in a sought after location of The Ryde with historic Hatfield House park and gardens nearby. As part of Old Hatfield parish residents have free access to the park all year around. Within easy walking distance of Hatfield BR Station to London. Local schools include The Ryde JMI school. Few minutes drive by car from a choice of 'A' roads with national motorway links and Luton airport is just 22 miles away.

Agents Notes

This property has ample parking but to note the area operates parking permits restrictions between 10am - 11am.

Council Tax Band: F

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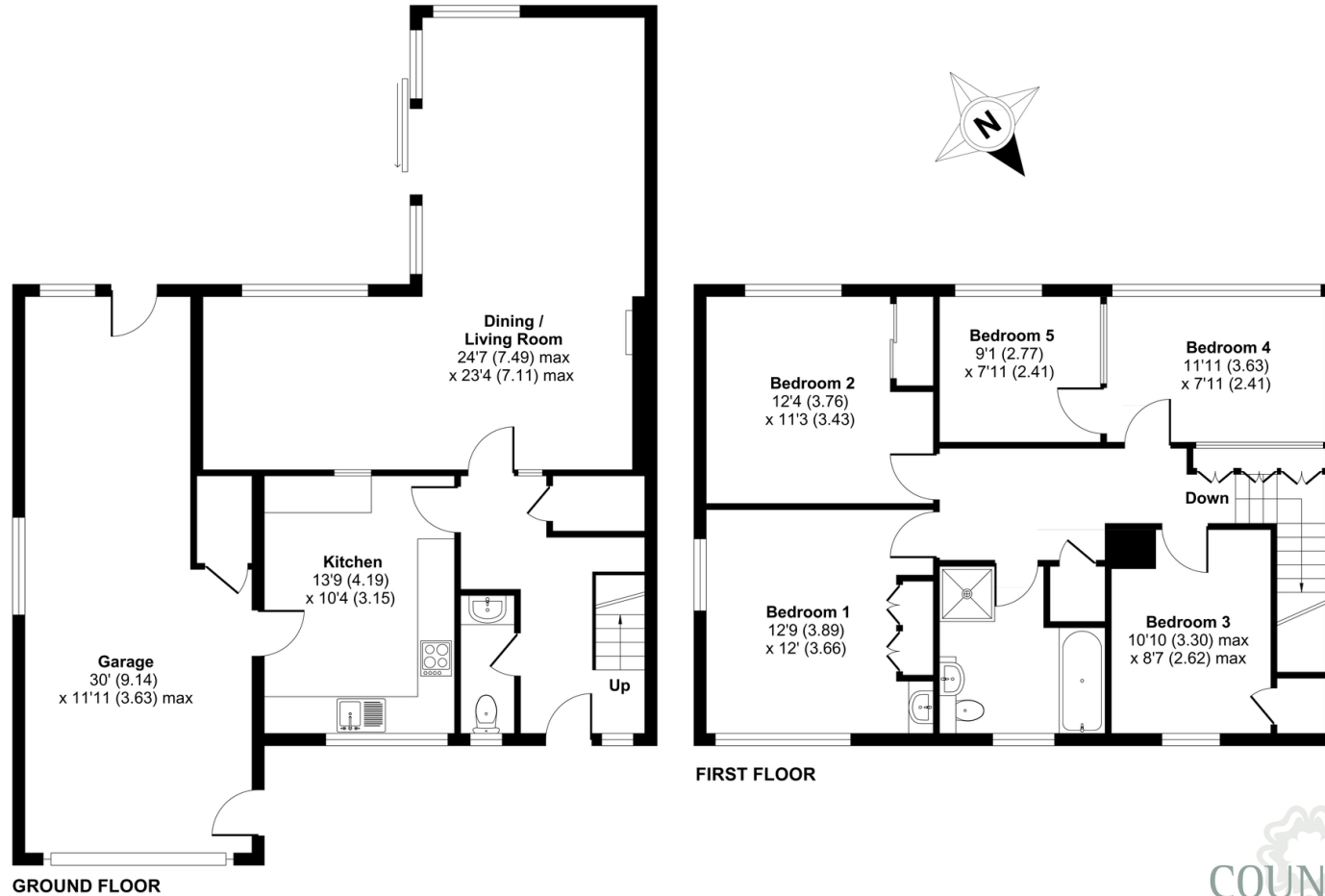
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Approximate Area = 1846 sq ft / 171 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 621999



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Viewing by appointment only

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