



107 The Ryde, Hatfield, Hertfordshire AL9 5DN

Guide Price £685,000 - Freehold



Property Summary

CHAIN FREE Wrights are delighted to offer to market this DETACHED, THREE BEDROOM family home with GARAGE and DRIVEWAY parking situated on the popular RYDE DEVELOPMENT. The property is situated on a generous corner plot with gardens to the front, side and rear and has scope for extending subject to planning permission.

The property benefits from a dual aspect Lounge and Diner, Kitchen with separate Utility Room, Integral Garage which can be accessed via internal doors and ground floor Cloakroom. The first floor accommodation offers three spacious Bedrooms two of which feature built in wardrobes and a family Bathroom.

With front, rear and side gardens plus additional off street parking via a paved driveway we highly recommend an internal inspection at your earliest convenience to see the true potential of this property.

The Ryde area of Hatfield benefits from a well regarded primary school and is just a short walk from Old Hatfield, Hatfield House and Hatfield Train Station which provides a mainline route to Kings Cross, London.

Features

- CHAIN FREE
- DESIRABLE 'THE RYDE' LOCATION
- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- DRIVEWAY & GARAGE PARKING
- MATURE SECLUDED REAR GARDEN
- POTENTIAL TO EXTEND (S.T.P.P)

Room Descriptions

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

1.31m x 3.92m (4' 4" x 12' 10") Via frosted entrance door. Carpet flooring, built in cupboard, stairs to first floor and doors leading to;

LIVING ROOM

3.64m x 4.20m (11' 11" x 13' 9") Front aspect bay window, carpet flooring and feature fireplace.

DINING ROOM

2.92m x 3.91m (9' 7" x 12' 10") Rear aspect with double doors leading out to the garden and carpet flooring.

KITCHEN

2.54m x 3.52m (8' 4" x 11' 7") Base and wall units with integrated electric hob, double glazed window overlooking the garden and door leading to;

UTILITY ROOM

2.69m x 2.70m (8' 10" x 8' 10") Base and wall units providing ample work surfaces and storage, stainless steel sink, space for a fridge freezer, plumbing for a washing machine with double glazed window and door to the rear aspect.

CLOAKROOM

1.65m x 1.68m (5' 5" x 5' 6") Hand wash basin with W/C, carpet flooring and frosted window to the front aspect.

FIRST FLOOR ACCOMMODATION

LANDING

1.63m x 2.15m (5' 4" x 7' 1") Double glazed window to the side aspect, carpet flooring and doors leading to;

BEDROOM ONE

3.60m x 4.21m (11' 10" x 13' 10") Spacious double bedroom with built in wardrobes, carpet flooring and double glazed window to the rear aspect.

BEDROOM TWO

3.03m x 4.19m (9' 11" x 13' 9") Double bedroom with built in wardrobes, carpet flooring and double glazed window to the front aspect.

BEDROOM THREE

2.68m x 3.26m (8' 10" x 10' 8") Double bedroom with carpet flooring and window to the rear aspect.

BATHROOM

1.75m x 3.26m (5' 9" x 10' 8") Three piece suite comprising of a side panelled bath, vanity hand wash basin and W/C. Vinyl flooring and frosted double glazed window to the front aspect.

EXTERIOR

GARAGE

2.72m x 5.80m (8' 11" x 19' 0") Garage with lighting, power points and two double glazed windows to the side aspect.

DRIVEWAY

Driveway parking for two vehicles, area laid to lawn and gate providing side access.

GARDEN

Mature garden to the rear with shrubs and trees, a large area laid to lawn and patio area to the side and rear of the property.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - F

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.



Floor 0



Floor 1

WRIGHTS

Approximate total area¹⁾
118 m²
1272 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS NIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	