



26 Green Lanes, HATFIELD, Hertfordshire AL10 9JU

Guide Price £475,000 - Freehold

Property Summary

Wrights are delighted to bring to market a Heavily Extended Three Double Bedroom Family Home with shared Driveway and Detached Garage. The property is ideally situated close to local amenities and set over three generously spacious floors. The property has undergone single storey extension to the rear, conservatory and a loft conversion.

The property offers fantastic living accommodation across three levels, with large lounge/diner offering multiple configurations, a spacious kitchen with breakfast bar, conservatory providing great space for relaxing and access out to a well-kept decked area ideal for outside entertaining.

The three double bedrooms are set over two floors allowing for spacious sleeping arrangements with the added benefit of an en-suite to the master on the second floor.

The low maintenance garden offers great space and versatility, with a patio area adjacent to the conservatory with gated access out to the shared driveway and detached garage. The garden is mainly laid to Astro turf with fenced boundaries.

The property is ideally located for Green Lanes School and has great commuter links to London via road and rail and Viewing Comes Highly Recommended.

Features

- HATFIELD GARDEN VILLAGE
- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- GROUND FLOOR W/C
- CONSERVATORY
- DETACHED GARAGE
- ELECTRICS UPDATED 2023
- NEW COMBI BOILER
- CLOSE TO GREEN LANES SCHOOL

Room Descriptions

GROUND FLOOR

HALLWAY
1.743m x 2.989m (5' 9" x 9' 10")

LIVING ROOM
3.02m x 7.21m (9' 11" x 23' 8")

KITCHEN / DINER
2.74m x 4.48m (9' 0" x 14' 8")

CONSERVATORY
2.54m x 2.75m (8' 4" x 9' 0")

GROUND FLOOR W/C
1.01m x 1.71m (3' 4" x 5' 7")

FIRST FLOOR

LANDING
1.82m x 4.25m (5' 11" x 13' 11")

BEDROOM TWO
2.96m x 3.65m (9' 9" x 12' 0")

BEDROOM THREE
2.96m x 3.57m (9' 9" x 11' 9")

FAMILY BATHROOM
1.78m x 2.36m (5' 10" x 7' 9")

SECOND FLOOR

MASTER BEDROOM
3.05m x 4.51m (10' 0" x 14' 10")

EN-SUITE SHOWER ROOM
1.28m x 2.11m (4' 2" x 6' 11")

EXTERIOR

GARDEN
To front and rear.

DETACHED GARAGE

DRIVEWAY

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

New Boiler Installed 2025

(All information has been provided to us and should be verified by your legal representative).

