



Bluebell Way

Hatfield,
Hertfordshire, AL10 9FJ
£625,000

Make it in time for the stamp duty saving - No onward chain! Benefiting from being in a quite cul-de-sac this DETACHED house is in excellent order on Hatfield Garden Village and benefits from great reception space comprising of; Lounge, dining room, converted garage enabling a home office/study, large kitchen/breakfast room, separate utility room, guest cloakroom, four bedrooms, main bedroom offering a dressing area and en-suite. Outside the property has an unoverlooked aspect facing the greenbelt and there is off street parking for two vehicles; overall this is a really great property and internal viewings must be booked by appointment via Country Properties on 01707 271450.

- Backs on to Greenbelt
- Chain Free
- Green Lanes Primary School Catchment

- Three Reception Rooms
- Quiet Cul-de-sac location
- Hatfield Garden Village Location

Entrance Hall

Stained double glazed entrance door. Light Oak flooring. Radiator. Storage cupboard. Coved ceiling. Stairs rising to first floor. Doors leading to :

Cloakroom

Low level WC. Wall mounted wash hand basin. Tiled splash-back. Radiator.

Lounge

15' 3" x 10' 6" (4.65m x 3.20m) Double glazed window to front aspect. Light Oak flooring. Coved ceiling. Radiator. Spotlighting. Gas fireplace with marble surround.

Study

10' 11" x 7' 9" (3.33m x 2.36m) Double glazed window to front aspect. Light Oak flooring. Coved ceiling. Radiator. Spotlighting.

Dining Room

9' 9" x 9' 2" (2.97m x 2.79m) Double glazed French doors leading to rear garden. Light Oak flooring. Coved ceiling. Radiator.

Kitchen

16' 4" x 10' 9" (4.98m x 3.28m) Kitchen breakfast room with breakfast bar and Double glazed French doors leading to rear garden. Double glazed window to rear aspect. Wall and base units. One and a half bowl stainless steel sink drainer unit with mixer tap. Tiled splash backs. Four ring gas hob. Double electric oven. Concealed extractor fan within matching wall unit. Integrated dishwasher. Integrated tall fridge freezer. Concealed lighting. Coved ceiling. Tiled flooring. Spotlighting. Radiators.

Utility Room

7' 9" x 5' 9" (2.36m x 1.75m) Double glazed window to side aspect. Wall and base units. Stainless steel sink drainer unit with mixer tap. Tiled splash backs. Integrated tall fridge freezer. Integrated washing machine. Integrated tumble dryer. Wall mounted 'Potterton' central heating boiler. Coved ceiling. Tiled flooring. Spotlighting.



First Floor

Landing

Access to loft. Airing cupboard. Coved ceiling. Radiator. Doors leading to :

Bedroom One

13' 6" x 12' 0" (4.11m x 3.66m) Double glazed windows to front aspect. Fitted wardrobes. Radiator. Open to :

Dressing Area

7' 6" x 7' 2" (2.29m x 2.18m) Space for wardrobes. Radiator. Door leading to :

En-Suite

Double glazed window to front aspect. Low level WC. Pedestal wash hand basin. Shower cubicle with wall mounted shower and glazed screen. Spotlighting.

Bedroom Two

13' 5" x 9' 11" (4.09m x 3.02m) Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to rear aspect. Coved ceiling, Radiator.

Bedroom Four

9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to rear aspect. Fitted wardrobes. Coved ceiling, Radiator.

Family Bathroom

Double glazed window to side aspect. Panelled bath with mixer tap and shower attachment over. Separate shower cubicle with wall mounted shower and glazed screen. Low level WC. Pedestal wash hand basin with tiled splash-backs. Radiator.

Exterior

Frontage

Blocked paved driveway for two vehicles. Shaped bed with lawn and shrubs. Gate leading to rear garden. Storm porch over entrance door.

Rear Garden

Patio area to the immediate rear of property. Mainly laid to lawn. Wood panel fence. Mature planting to the rear boundary. Shed.

Area

Situated in a premier position on the new modern development of Hatfield Garden Village offering a wealth of facilities on your doorstep. Conveniently placed for the Business Park. Easy access to St. Albans, Welwyn garden City and Hatfield. The David Lloyd Gym and the 'Galleria' are close as is Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross and its connection to St Pancras making commuting easy. Catchment area for the respected Green Lanes Primary School.

Agents Notes

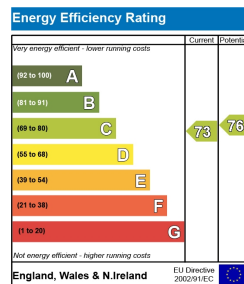
Council Tax Band: F

Please note these are draft particulars and have not yet been approved by the vendors.

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Viewing by appointment only

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