



WRIGHTS



Briars Lane, HATFIELD, Hertfordshire AL10 8EY

Offer in Excess of £460,000 - Freehold

### Property Summary

Wrights are delighted to welcome to the market this well presented three bedroom family home with conservatory and garage. Well maintained by current owners and benefits from a fully fitted kitchen with integrated appliances. Well stocked rear private south facing garden with garden shed and to the front there is a drive leading to the garage. We highly recommend an internal viewing at your earliest convenience to appreciate this fantastic home.

This property is situated just 1.2 miles from Hatfield Mainline Station; close proximity to Welwyn Garden City, Potters Bar and St Albans – all just 10 minutes away. Easy access to Heathrow, Stansted and Luton airports. Hatfield lies 20 miles (30 kilometres) north of London and just 7 miles North of the M25 besides the A1(M) motorway, and has direct trains to London Kings Cross Station, London St Pancras, Finsbury Park and Moorgate, so there is an easy commute to London.

The local area boasts outstanding schools: Howe Dell Primary, Bishop's Hatfield Secondary are on the doorstep, Dame Alice Owen and Queen Elizabeth's Boys in Barnet within easy reach by the 614 bus from just down the road. The town has a wealth of social activities; 4 Leisure Centres, 3 with indoor swimming pools and Hatfield Bowls & Social Club is at the end of the road. The Galleria outlet offers shopping facilities, a cinema and restaurants, all just a short walk away. There are also several cycle routes to St Albans, Welwyn and Brookman's Park.

### Features

- END OF TERRACE
- THREE BED FAMILY HOME
- FULLY FITTED KITCHEN
- CONSERVATORY
- BATHROOM (WHIRLPOOL SPA BATH)
- SEPARATE SHOWER ROOM
- PRIVATE SOUTH FACING GARDEN
- GARAGE & DRIVE
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO OUTSTANDING SCHOOLING



## Room Descriptions

### GROUND FLOOR

#### Lobby

Via double glazed entrance door with matching sidelight windows. Fitted radiator with cover, stairs to first floor landing, doors off to:

#### Lounge/Diner

13' 1" x 20' 2" (3.99m x 6.15m) Front aspect double glazed bay window, fitted radiators, double glazed bi folding doors leading to:

#### Conservatory

10' 0" x 10' 10" (3.05m x 3.30m) Finished in White uPVC with double glazed windows to rear and side overlooking garden. Underfloor heating.

#### Kitchen

Fully fitted kitchen comprising modern easy wipe matching wall and base units with rolled edge worksurfaces over incorporating enamel sink unit with mixer taps over. Integrated appliances including oven and electric hob, dishwasher, washing machine, fridge, freezer. Breakfast bar, fitted radiator complementary tiling to splashback areas, tiled flooring, cupboard housing gas boiler. Door to rear garden.

### FIRST FLOOR

#### Landing

Loft access with ladder providing easy access. Doors leading off to:

#### Bedroom One

11' 8" x 13' 2" (3.56m x 4.01m) Front aspect double glazed window, fitted radiator, built in wardrobes with hanging space.

#### Bedroom Two

8' 4" x 10' 0" (2.54m x 3.05m) Rear aspect double glazed window, fitted radiator, built in wardrobes with hanging space.

#### Bedroom Three

6' 1" x 11' 6" (1.85m x 3.51m) Front aspect double glazed window and matching door to balcony, built in cupboard. Airing Cupboard housing insulated copper cylinder serving domestic hot water.

#### Family Bathroom

Rear aspect double glazed frosted glass window. corner whirlpool spa bath with electric shower unit. Wash hand basin with vanity units below. Fitted radiator, fully tiled walls.

#### Shower Room

Rear aspect double glazed frosted glass window. Wash hand basin with vanity units below, low level WC, Independent cubicle with 'power shower', fully tiled walls, spotlights, fitted radiator

## EXTERNAL

### Rear Garden

South facing private rear garden with patio area adjacent to the property leading to lawned area with mature hedgerows to borders. Attractive feature pebble stoned inset and large garden shed.

### Front Garden

Finished with attractive flagstones and mature hedges to borders with steps and pathway leading to property, driveway leading to:

### Garage

With up and over door. Power and Lighting.

## ADDITIONAL INFORMATION

### Property Details

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	