



10 Homestead Road, Hatfield, Hertfordshire AL10 0QL

Guide Price £550,000 - Freehold



**Property Summary**

This spacious Three Double Bedroom, Three Reception, End of terrace house with double storey side extension on a larger than average plot is situated within the popular Birchwood Area of Hatfield and is ideally located close to local shops, schools and within walking distance of the town centre, business park and train station. \*\*\*FURTHER POTENTIAL TO EXTEND/DEVELOP TO SIDE & REAR (STPP)\*\*\*.

The ground floor accommodation comprises of a welcoming entrance hall, lounge, dining room, study, kitchen, and ground floor W/C.

The first floor offers a large first floor landing, three Double Bedrooms and family bathroom. Other features include a feature wood burning fire place, gas central heating to radiators, double glazed doors, and windows.

Exterior features include driveway parking to the front, double side gates leading through to further parking and garage and a larger than standard garden to the rear.

Viewing is Highly Recommended.

**Features**

- LARGE END OF TERRACE PLOT
- POTENTIAL FOR FURTHER EXPANSION (STPP)
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DRIVEWAY FOR FIVE / SIX CARS
- GARAGE
- GROUND FLOOR CLOAKROOM
- DOUBLE STOREY EXTENSION
- POPULAR BIRCHWOOD LOCATION
- WALKING DISTANCE OF HATFIELD STATION

## Room Descriptions

### GROUND FLOOR

#### HALLWAY

1.76m x 3.33m (5' 9" x 10' 11") Entrance via composite front door, laminate flooring, single radiator, UPVC window to front aspect, stairs to first floor and doors leading to;

#### LOUNGE

3.66m x 4.16m (12' 0" x 13' 8") Feature wood fire place, large UPVC window to front aspect, laminate flooring, radiator and archway leading to;

#### DINING ROOM

2.70m x 5.88m (8' 10" x 19' 3") Laminate flooring, UPVC window and French Doors leading out to the garden. Radiator and door leading to;

#### STUDY

3.24m x 3.76m (10' 8" x 12' 4") A well proportioned office/study located to the front aspect, UPVC windows, carpet flooring and gas radiator.

#### KITCHEN

2.99m x 4.29m (9' 10" x 14' 1") Matching base and wall units providing ample work surface space while there is space and plumbing for a Gas Range Cooker, Washing Machine, Dishwasher, Tumble Dryer and Fridge Freezer.

#### W/C

0.93m x 1.83m (3' 1" x 6' 0") Low level W/C, pedestal hand wash basin, laminate flooring and radiator.

### FIRST FLOOR

#### LANDING

2.47m x 5.11m (8' 1" x 16' 9") UPVC window to front aspect, carpet flooring, large store cupboard, loft hatch and doors leading to;

#### BEDROOM ONE

3.78m x 4.31m (12' 5" x 14' 2") A large double bedroom that can accommodate multiple wardrobes, carpet flooring, gas radiator and UPVC window to the front aspect.

#### BEDROOM TWO

2.73m x 4.18m (8' 11" x 13' 9") A spacious double bedroom with ample built in wardrobes, UPVC window to the front aspect, carpet flooring and gas radiator.

#### BEDROOM THREE

2.69m x 3.37m (8' 10" x 11' 1") Double bedroom with airing cupboard, carpet flooring, gas radiator and UPVC window to the rear aspect.

#### BATHROOM

1.50m x 2.66m (4' 11" x 8' 9") Dual aspect comprising of a three piece suite, side panelled bath with shower over, vanity hand wash basin and W/C. Frosted UPVC windows, vinyl flooring and radiator.

### EXTERIOR

#### DRIVEWAY

Located to the front of the property which can accommodate a number of cars with further space for additional vehicles behind double gates.

#### GARAGE

3.72m x 7.30m (12' 2" x 23' 11") Up and over door, lighting, power sockets, window and side door.

#### GARDEN

Paved patio area adjacent to the property, mainly laid to lawn, pergola and garden shed to the rear.

### ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - D

