



WRIGHTS



46 Maryland, Hatfield, Hertfordshire AL10 8DX

Offers in Excess of £435,000 - Freehold

Property Summary

A fabulous opportunity to purchase a stunning family home. This Extended Three Bedroom End of Terrace property benefits from Three well proportioned Bedrooms, Lounge, Dining Room, Kitchen, Utility Area, Family Bathroom, Driveway for Two Cars and Spacious South East Facing Garden set over three levels.

VIEWING COMES HIGHLY RECOMMENDED

Upon entering the property you are met with a welcoming hallway that provides access to the ground floor accommodation and stairs to the first floor. The lounge benefits from plenty of natural light with a feature fireplace which in turn leads on to the dining room overlooking the garden. The kitchen is finished to a high standard and is complemented by a utility area for additional storage and space for white goods. The Four-Piece family bathroom is tiled throughout and comprises of a spacious shower cubicle, side panelled bath, vanity hand wash basin and low level W/C.

The first floor accommodation comprises of three well proportioned bedrooms, two double bedrooms with ample built in wardrobes and a comfortable single.

The property further benefits from a driveway which can accommodate two cars to the front and a beautifully maintained South East Facing Garden set over three levels to the rear. There is a patio area adjacent to the property with steps leading up to an area laid to lawn. To the rear of the garden there is a raised decked area which is ideal for entertaining. In addition, there is a shed area to the side and rear of the garden.

Features

- EXTENDED END OF TERRACE
- THREE BEDROOM
- TWO RECEPTION ROOMS
- 4 PIECE BATHROOM SUITE
- DRIVEWAY FOR 2 CARS
- UTILITY AREA
- SOUTH EAST FACING GARDEN
- CLOSE TO GOOD SCHOOLING
- CLOSE TO LOCAL AMENITIES
- GREAT LINKS TO LONDON VIA ROAD & RAIL

Room Descriptions

GROUND FLOOR

HALLWAY

1.39m x 2.13m (4' 7" x 7' 0") A welcoming entrance hallway leading to the living room, kitchen and stairs to the first floor. Laminate flooring, gas radiator and small under stair cupboard space.

LIVING ROOM

3.22m x 4.59m (10' 7" x 15' 1") A bright and spacious living area with feature fire place leading on to the separate dining room. Laminate flooring, gas radiator, UPVC window to front aspect.

KITCHEN

2.22m x 3.76m (7' 3" x 12' 4") Finished to a high standard with matching base and wall units, fitted items include a 5 Ring Gas Hob, Electric Oven and Dishwasher. Tiled flooring with matching splashbacks and worktops. UPVC window to rear aspect and serving hatch into the dining room.

DINING ROOM

3.04m x 4.57m (10' 0" x 15' 0") Dual Aspect set overlooking the garden, this area comfortably accommodates a large dining table. Laminate flooring, gas radiator and large sliding doors providing access to the garden.

UTILITY ROOM

1.73m x 1.93m (5' 8" x 6' 4") Space and plumbing for a fridge freezer and washing machine, additional cupboard space. Tiled flooring with UPVC window to front aspect.

FAMILY BATHROOM

1.73m x 2.94m (5' 8" x 9' 8") Beautifully finished 4 Piece Suite, fully tiled flooring and walls with side panelled bath, vanity hand wash basin, large corner shower cubicle and W/C.

FIRST FLOOR

LANDING

0.81m x 2.21m (2' 8" x 7' 3") Carpet flooring leading to all upstairs accommodation.

BEDROOM ONE

2.71m x 4.07m (8' 11" x 13' 4") A large double bedroom, ample built in wardrobes and additional cupboard. Carpet flooring, gas radiator and UPVC window to front aspect.

BEDROOM TWO

3.17m x 3.24m (10' 5" x 10' 8") A spacious double bedroom to the rear aspect. Built in wardrobes, carpet flooring, gas radiator and UPVC window overlooking the garden.

BEDROOM THREE

2.31m x 2.28m (7' 7" x 7' 6") A comfortable single with laminate flooring, fitted single bed and UPVC window to the side aspect.

EXTERIOR

DRIVEWAY

Block paved area to the front that can accommodate two cars.

GARDEN

A beautifully maintained South East Facing Garden set over three levels. There is a patio area adjacent to the property with steps leading up to an area laid to lawn. To the rear of the garden there is a raised decked area which is ideal for entertaining. In addition, there is a shed area to the side and rear of the garden.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	