

25 Manor Road, Hatfield, Hertfordshire AL10 9LJ

# Offers in Excess of £475,000 - Freehold

## **Property Summary**

\*\*\*CHAIN FREE\*\*\* Wrights are delighted to bring to market a beautifully presented Three Bedroom, Extended, Semi-Detached Family Home with Driveway and Garage in the popular area of Hatfield Garden Village. The property is ideally located close to popular schools, local shops and Hatfield Business Park.

VIEWING COMES HIGHLY RECOMMENDED.

The ground floor accommodation offers a welcoming entrance hallway, living room with bay window and feature fireplace, fitted kitchen, dining area, laundry room and ground floor W/C.

The first floor comprises of three well finished bedrooms, two of which are spacious doubles and a well appointed family bathroom.

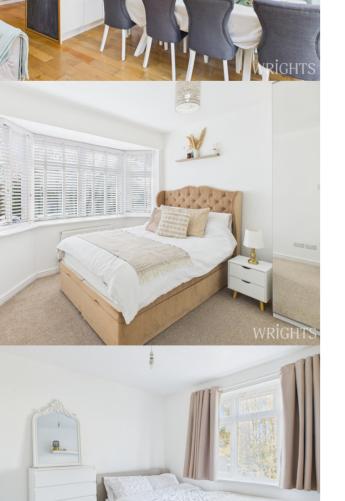
The property further benefits from gardens to the front and rear, shared driveway leading to a garage. The garden at the rear has a patio area adjacent to the property, shed with electrics and water and is mainly laid to lawn.

## **Features**

VRIGHT:

- CHAIN FREE & EXTENDED
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN / DINER

- GARAGE AND DRIVEWAY
- GROUND FLOOR W/C & UTILITY ROOM
- HATFIELD GARDEN VILLAGE
- CATCHMENT AREA FOR GREEN LANES SCHOOL



## **Room Descriptions**

# **GROUND FLOOR**

#### **HALLWAY**

 $1.72 \text{m} \times 3.91 \text{m}$  (5' 8" x 12' 10") Via Part double glazed entrance door, carpet flooring, gas radiator and stairs leading to first floor.

### LIVING ROOM

 $2.96m \times 3.65m (9' 9" \times 12' 0")$  Bay window to the front aspect providing plenty of natural light, carpet flooring, gas radiator and feature fireplace.

#### **KITCHEN**

 $2.93 \text{m} \times 3.33 \text{m}$  (9' 7" x 10' 11") Matching base and wall units providing ample work surface space and storage, fitted items include a dishwasher, electric oven, gas hob and fridge freezer. Leads onto;

## **DINING AREA**

2.98m x 4.45m (9' 9" x 14' 7") (to max dimensions) Located in the extended part of the property. Ample space for a large dining table with additional seating area. Bi-Fold doors leading to the garden with double glazed window to the side aspect and two Velux windows in the roof.

### **LAUNDRY ROOM**

 $1.40 \,\mathrm{m} \times 1.76 \,\mathrm{m}$  (4' 7" x 5' 9") Situated off the kitchen is a good space for kitchen appliances, currently houses a fridge freezer, washing machine and tumble dryer.

## **GROUND FLOOR W/C**

 $0.74m \times 1.72m (2' 5" \times 5' 8")$  An L-shaped ground floor space with low level W/C, hand wash basin and heated towel rail.

# FIRST FLOOR

## **LANDING**

0.89m x 2.10m (2' 11" x 6' 11") Via stairs from the ground floor, large frosted UPVC double glazed window to the side aspect, doors leading to;

## **BEDROOM ONE**

 $2.89m \times 3.71m$  (9' 6" x 12' 2") A large double bedroom with bay window to the front aspect, carpet flooring, gas radiator and ample space for wardrobes.

## **BEDROOM TWO**

 $2.84 \text{m} \times 3.34 \text{m}$  (9' 4" x 10' 11") A well proportioned double bedroom with carpet flooring, gas radiator and UPVC double glazed window to the rear aspect.

### **BEDROOM THREE**

 $1.82 \,\mathrm{m} \times 2.09 \,\mathrm{m}$  (6' 0" x 6' 10") A single room currently being used as an office space. Can accommodate a single bed, carpet floorings, gas radiator and UPVC window to the front aspect.

#### **BATHROOM**

 $1.82 \,\mathrm{m} \times 2.28 \,\mathrm{m}$  (6' 0" x 7' 6") Partially tiled bathroom comprising of a three piece suite, side panelled bath with shower over, pedestal hand wash basin and W/C. Frosted double glazed window to the rear aspect and heated towel rail.

# **EXTERIOR**

### **GARDEN**

A large patio area adjacent to the property, mainly laid to lawn with fenced boundaries. Space for a shed that currently has electrics and water supplied to it.

## **SHARED DRIVEWAY**

#### **GARAGE**

2.49m x 3.68m (8' 2" x 12' 1")

# ADDITIONAL INFORMATION

## **Property Details**

Council Tax Band - D

Multiple Windows replaced in November 2023

