



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

- 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

1.72m x 3.91m (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 x 3.65m (9' 9" x 12' 0") Bay window to the front aspect providing plenty of natural light, carpet flooring, gas radiator and feature fireplace.

KITCHEN

2.93m x 3.33m (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

1.40m x 1.76m (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 x 1.72m (2' 5" x 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 x 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

2.84m x 3.34m (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

1.82m x 2.09m (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

1.82m x 2.28m (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

