Bishops Rise

Hatfield,
Hertfordshire, AL10 9HB
£489,950

COUNTRY PROPERTIES
PART OF HUNTERS

A beautifully presented three-bedroom detached property situated in the popular residential road, only a short distance away from the 'Galleria' Shopping Centre. The property comprises an entrance hall with double doors, a spacious lounge, kitchen, a ground floor cloakroom, three bedrooms and a family bathroom. Other benefits include an attached garage approached via driveway, off street parking for two vehicles, a well-maintained southerly facing rear garden, pond with waterfall feature and a concrete and tiled plunge pool. The garden also has an office which is perfect if you work from home. This property was fully renovated in 2015 with new wiring, new plumbing, new gas connection, new water connections and sewerage drains, gas heating to radiators, combo boiler, internet points, mains fire alarm points, decorative and security lights.

- Summer House / Garden Office
- Garage plus driveway with parking for two vehicles
- South facing well maintained rear garden
- Freehold Detached Property
- Alarm & Video entry system
- Air conditioning units in double bedrooms

GROUND FLOOR

Entrance Hall

Parquet flooring, under stairs storage cupboard, radiator, remote key fob alarm system and keypad, video entry phone, carbon monoxide alarm and mains fire alarm, twin picture lights to wall, radiator, frosted window to front, staircase to the first floor, inset spotlights. Frosted multi-paned door to Living room. Panelled door to:

Downstairs Cloakroom

Full size wash hand basin, low level WC, shaver socket and wall mounted mirror, radiator, part tiled walls, side aspect frosted double-glazed window, tiled flooring.

Lounge/Dining Room

17'5" x 15'7" (5.31m x 4.75m) Dual aspect with double glazed windows to front and rear overlooking the garden, double glazed French doors to rear, parquet wooden flooring, radiator, coving to ceiling, feature gas fireplace with marble hearth, ceiling projector and five surround sound wall speakers, wired internet point, TV point, mains fire alarm. Frosted multi paned door to:

Kitchen

10'2" x 9'5" (3.10m x 2.87m) Double glazed window to rear aspect offering a fabulous view over the rear garden. The modern kitchen comprising a range of solid wood base and wall mounted units with wooden worktops and soft close doors, under cabinet lighting, integrated washer/dryer, dishwasher, fridge/freezer, microwave, oven, gas hob with electric oven and extractor fan, fitted Brita filter tap in ceramic sink, radiator, mains fire alarm, tiled flooring with underfloor heating with 7 day timer, 19" TV on wall and incorporated breakfast bar. Part frosted double glazed front door to side provides access to the rear garden.

FIRST FLOOR

Landing

Double radiator, three double glazed windows to front aspect, parquet flooring, mains fire alarm, access to fully insulated boarded loft with fitted ladder. Video entry phone, automatic low-level stair lights. Panelled doors to:

Bedroom One

15'8" x 10'8" (4.78m x 3.25m) Dual aspect with double glazed windows to front and Juliette balcony with French double-glazed doors overlooking the garden with views over surrounding Chantry Dell, parquet flooring, double radiator, mains fire alarm. Dual cycle air conditioning, fitted wardrobes with internal lights and downlights, bedside reading lights, blackout blinds, wired internet point, tv point.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m) Double glazed window to rear aspect overlooking the garden, parquet flooring, double radiator, mains fire alarm. Dual cycle air conditioning, blackout blinds, internet point, tv point.

Bedroom Three

10' 6" x 6' 6" (3.20m x 1.98m) Double glazed rear aspect window overlooking the garden, parquet flooring, double radiator, blackout blinds, wired internet point, tv point.

Bathroom

6' 8" x 5' 8" (2.03m x 1.73m) Double glazed frosted window to side aspect, low level WC with wash hand basin, tiled walls. Hydrotherapy bath with variable air injection, shower tower with separate shower head, inbuilt radio/CD, ceiling speakers and sub-woofer with remote control, underfloor heating with 7-day timer.

EXTERIOR

Garden Room

9' 8" x 9' 8" (2.95m x 2.95m) Fully insulated, double glazed, benefits from wired internet point, light, power and wall mounted heating unit.

Garage

16' 1" x 9' 3" (4.90m x 2.82m) Electric sectional insulated GRP garage door with remote access keypad, light and power supply, double glazed frosted window and door to the rear aspect, Worcester combi boiler, electronic lime scale reducer, plumbing for water softener, shelves to one side. There is potential to extend above the garage subject to the necessary planning permissions.

Front Garden

Externally, the property benefits from pathway to front door with lighting and storm porch, house number monolith water feature, flood lights, path and driveway lights, driveway parking for two cars, security lights, wall lights, allocated area for dustbin collections, digital lock access keypad to side of house. Mainly laid to lawn grass area with shrubs and bushes, hedge boundary.

Rear Garden

Southerly aspect with paved patio area, ideal for summer entertaining. Mainly laid to lawn with flower beds and a range of shrubs, bushes and trees, fully fenced, side access to garden with dustbin and shed storage, pond with waterfalls and rockery with filter, post and wall lights, large patio area, number of shrubbery lights, security light, water tap, access to garage.

Plunge Pool

Concrete and tiled heated plunge pool with Roman steps and seat, winter cover.

Area

Hatfield is ideally positioned 20 miles (32 km) north of London. It is 14 miles (23 km) from Luton Airport also near to Stanstead Airport. The A1(M) motorway runs through the town and it is also close to the M1 and M25 motorways. A new railway station and car park opened in 2015 with frequent service to London King's Cross via Finsbury Park taking approx. 16 minutes to Finsbury Park and 21 minutes to London King's Cross on the fast trains, which run two to three times an hour. An additional train service calls at all stations to Moorgate in the City of London. A redevelopment of the town centre was started in 2017 and is ongoing as well as Old Hatfield and The Hatfield Business Park. Recreation wise, Hatfield has an Olympic size swimming pool, a variety of gymnasiums (including David Lloyd), a nine-screen cinema, a stately home (Hatfield House), a museum (Mill Green Museum) and many other features including golf courses and fishing nearby. There are shopping centres in the town centre, Old Hatfield, The Galleria Shopping Centre as well as many local shopping parades and two supermarkets (Asda and Tesco). Hatfield House estate is on your doorstep and as a resident you have access to the extensive woods and grounds of the estate. It is also close to local shops and in the catchment for excellent local schools.

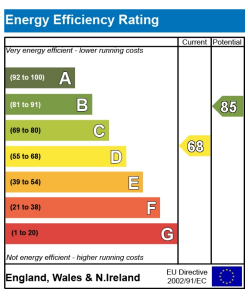
Agents Notes

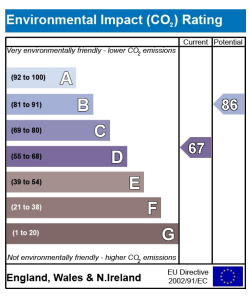
Viewing - Strictly through the Owners Selling Agent, Country Properties, who will be delighted to escort interested applicants to view.

Anti Money Laundering - Due To Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase / sell a property.

Floor Plans

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Viewing by appointment only

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