



21 The Holdings, Hatfield, Hertfordshire AL9 5HH

**Guide Price £850,000 - Leasehold**



**Property Summary**

\*\*\*CHAIN FREE\*\*\* Wrights are delighted to bring to market a large Four/Five Bedroom Detached Family Home located on the ever popular RYDE AREA of Hatfield. The property offers generous living throughout, a large driveway and garage, generous gardens to the rear and is ideally located close to local shops, Old Hatfield, Hatfield Train Station and Hatfield House. Viewing is Highly Recommended.

The ground floor accommodation offers versatile living with a large welcoming entrance hallway, L-Shaped dual aspect living room, separate study, kitchen, ground floor shower room and a dual aspect double bedroom.

The first floor comprises of a further three/four well proportioned bedrooms, one of which could be used as either a bedroom or dressing room and a family bathroom.

The property has a welcoming frontage set back from the road, it is partly laid to lawn with a block paved driveway that can accommodate three to four cars and also provides access to the tandem garage. The generous garden to the rear has a patio area adjacent to the property, is mainly laid to lawn with mature shrubs and trees.

**Features**

- CHAIN FREE
- THE RYDE HATFIELD
- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- LARGE DRIVEWAY & GARAGE
- CATCHMENT AREA FOR THE RYDE SCHOOL
- CLOSE TO HATFIELD TRAIN STATION

## Room Descriptions

# GROUND FLOOR

### ENTRANCE HALLWAY

1.40m x 5.06m (4' 7" x 16' 7") Welcoming entrance hallway with built in cupboards for coats and shoes, carpet flooring (currently covering parquet flooring), leading to;

### LIVING ROOM

3.19m x 6.13m (10' 6" x 20' 1") The dual aspect lounge provides great versatility and plenty of natural light via large UPVC windows and door, carpet flooring (currently covering parquet flooring), gas radiator and feature fireplace.

### KITCHEN

2.15m x 4.97m (7' 1" x 16' 4") Matching base and wall units, space and plumbing for a washing machine, dishwasher and fridge freezer, fitted items include electric hob and oven. Space for a seating area and doorway leading out to the garage.

### STUDY

2.01m x 4.23m (6' 7" x 13' 11") Situated off the living room, a well proportioned study with UPVC window to overlooking the garden, gas radiator and carpet flooring (currently covering parquet flooring).

### INNER HALLWAY

1.49m x 2.79m (4' 11" x 9' 2") Carpet flooring (currently covering parquet flooring), gas radiator, providing access to ground floor accommodation and stairs to the first floor.

### SHOWER ROOM

1.80m x 2.47m (5' 11" x 8' 1") Tiled throughout, large walk in shower cubicle, vanity hand wash basin, low level W/C, gas radiator and frosted UPVC window to rear aspect.

### BEDROOM FIVE

3.04m x 4.04m (10' 0" x 13' 3") Dual aspect double bedroom with ample built in wardrobes, carpet flooring, gas radiator and UPVC windows to rear and side aspect.

# FIRST FLOOR

### LANDING

1.42m x 1.86m (4' 8" x 6' 1") Carpet flooring with doors leading to;

### BEDROOM ONE

3.03m x 4.59m (9' 11" x 15' 1") Large dual aspect double bedroom with ample built in wardrobes, carpet flooring, gas radiator and UPVC windows to front and side aspect.

### BEDROOM TWO

3.19m x 3.61m (10' 6" x 11' 10") Double bedroom with built in wardrobes, accessed off of bedroom four, carpet flooring, gas radiator and UPVC window to side aspect.

### BEDROOM THREE

3.06m x 3.61m (10' 0" x 11' 10") A well proportioned bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC window to rear aspect.

### BEDROOM FOUR / DRESSING ROOM

2.44m x 3.49m (8' 0" x 11' 5") Can be used as either a bedroom or dressing room, built in wardrobes, gas radiator and UPVC window to front aspect, leads on to bedroom Two.

### BATHROOM

1.82m x 2.53m (6' 0" x 8' 4") Tiled throughout comprising of a bath with shower over, vanity hand wash basin and W/C. Gas radiator and UPVC window to rear aspect.

# EXTERIOR

### GARAGE

2.65m x 11.03m (8' 8" x 36' 2") A large tandem garage that can accommodate two to three cars, electric sockets, lighting and doorway leading into the kitchen.

### DRIVEWAY

Block paved driveway to the front of the property, can easily accommodate several cars.

### GARDEN

The property benefits from a generous garden to the rear with a large patio area adjacent to the property, mainly laid to lawn with several mature shrubs and trees.

# ADDITIONAL INFORMATION

### Property Details

Council Tax Band -

Leasehold - 999yrs from 1963 (937yrs remaining)

Ground Rent - £28 per annum

Parquet flooring to majority of ground floor (under carpets)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC