



21 Dragon Road, Hatfield, Hertfordshire AL10 9LY

£499,995 - Freehold

### Property Summary

Wrights are delighted to offer for sale this MODERN THREE BEDROOM END OF TERRACE TOWNHOUSE SITUATED IN SALISBURY VILLAGE. The property benefits separate lounge and dining room with kitchen breakfast room and downstairs guest cloakroom, three bedrooms with En-Suite facilities to bedroom one, family bathroom, front & rear gardens with driveway leading to detached garage. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

### Features

- MODERN TOWN HOUSE
- END OF TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- GUEST CLOAKROOM
- DETACHED GARAGE
- DRIVEWAY PARKING FOR 2 CARS



## Room Descriptions

### GROUND FLOOR ACCOMMODATION

#### Hallway

via part double glazed entrance door, laminate wood flooring, fitted radiator, stairs to first floor ladder, doors off to:

#### Kitchen

12' 5" x 12' 6" (3.78m x 3.81m) Dual aspect double glazed windows. Range of matching wall and base units with worktops over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps over. Integrated fridge/freezer and dish washer, space for range cooker with extractor fan over. Fitted radiator, complementary tiling to splashbacks, laminate wood flooring, concealed wall mounted boiler.

#### Dining Room

8' 10" x 12' 6" (2.69m x 3.81m) Dual aspect double glazed window with matching part double glazed door to rear. Fitted radiator, understairs storage cupboard housing fuse box.

#### Downstairs Cloakroom

Laminate wood flooring, low flush WC, pedestal wash hand basin, fitted radiator, complementary tiling to splashbacks, downlighters.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Fitted radiator, stairs leading to second floor landing, doors leading off to:

#### Living Room

12' 6" x 16' 2" (3.81m x 4.93m) Side aspect double glazed window with matching double glazed French doors leading to "Juliet balconies" Ornate feature fireplace, fitted radiator.

#### Bedroom Three

8' 10" x 12' 4" (2.69m x 3.76m) Dual aspect double glazed windows. Fitted radiator.

### SECOND FLOOR ACCOMMODATION

#### Second Floor Landing

Side aspect double glazed feature window, airing cupboard, access to loft via hatch, doors leading off to:

#### Bedroom One

9' 3" x 12' 5" (2.82m x 3.78m) Front aspect double glazed windows, fitted radiator, fitted wardrobes, door to:

#### Bedroom Two

9' 3" x 12' 5" (2.82m x 3.78m) Rear aspect double glazed windows, fitted radiator, fitted wardrobes.

#### Family Bathroom

Three piece bathroom suite comprising of a panel enclosed bath, low level WC, pedestal wash hand basin, complementary tiling to splashbacks, fitted radiator, downlighters, extractor fan

#### En Suite

Tiled shower cubicle, wash hand basin with vanity unit below, low level WC, extractor fan, fitted radiator, downlighters, complementary tiling to splashbacks.

### EXTERIOR

#### Rear Garden

Mainly laid to lawn with patio area for entertaining, perimeter fencing.

#### Front Garden

Mainly laid to lawn with mature shrubs and plants with driveway to side offering off street parking for two vehicles leading to;

#### Detached Garage

With up and over door.

### ADDITIONAL INFORMATION

#### Agents Notes

Council Tax Band: Band E

EPC Rating: Band C

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	