



87 Holme Road, Hatfield AL10 9LG

**Guide Price £450,000 - Freehold**



### Property Summary

\*\*\*CHAIN FREE\*\*\* Wrights are delighted to bring to market a well presented Semi Detached family home tucked away in a quiet corner location in Hatfield Garden Village. The property comprises of a lounge overlooking the spacious garden, kitchen/diner, three bedrooms and family bathroom. Outside there is a large driveway to the front and side, detached garage and well proportioned garden to the rear. Potential to extend (stpp).

The property is ideally located within the popular Hatfield Garden Village area, close to Green Lanes Primary School, local shops, Hatfield Business Park and has great commuter links to London via road and rail.

VIEWING IS HIGHLY RECOMMENDED

### Features

- CHAIN FREE
- GARDEN VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN / DINER
- DRIVEWAY FOR MULTIPLE CARS
- GARAGE
- POTENTIAL TO EXTEND (S.T.P.P)
- CATCHMENT AREA FOR GREEN LANES SCHOOL
- GREAT LINKS TO MAJOR ROADS A1(M), M25 & A414

## Room Descriptions

### GROUND FLOOR

#### HALLWAY

1.83m x 4.02m (6' 0" x 13' 2") Accessed via the front door, provides access to all ground floor accommodation and stairs to the first floor.

#### KITCHEN / DINER

3.10m x 4.02m (10' 2" x 13' 2") Dual aspect with UPVC windows and door to side. Space for a dining table, matching base and wall units, tiled flooring, space and plumbing for a fridge freezer, electric oven and washing machine.

#### LIVING ROOM

3.85m x 5.02m (12' 8" x 16' 6") Feature fireplace, carpet flooring, gas radiator and sliding UPVC doors leading to the garden.

### FIRST FLOOR

#### LANDING

1.39m x 1.84m (4' 7" x 6' 0") Carpet flooring providing access to;

#### BEDROOM ONE

3.85m x 5.02m (12' 8" x 16' 6") (to max dimensions) A large double bedroom with multiple built in wardrobes, carpet flooring, gas radiator and UPVC window to the rear aspect.

#### BEDROOM TWO

2.74m x 3.03m (9' 0" x 9' 11") Double bedroom, carpet flooring, gas radiator and UPVC window to front aspect.

#### BEDROOM THREE

2.09m x 2.21m (6' 10" x 7' 3") Single bedroom with carpet flooring, gas radiator and UPVC window to front aspect.

#### BATHROOM

2.14m x 2.75m (7' 0" x 9' 0") Spacious bathroom with side panelled corner bath with shower over, vanity hand wash basin and W/C. Laminate flooring, gas radiator and UPVC window to side aspect.

## EXTERIOR

#### DRIVEWAY

Driveway parking to the front plus gated access to further parking to the side of the property.

#### GARAGE

2.63m x 5.28m (8' 8" x 17' 4") Up and over door. Power and UPVC window to rear.

#### GARDEN

Patio area adjacent to the property with a spacious tapered garden laid mainly to lawn.

## ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - D

