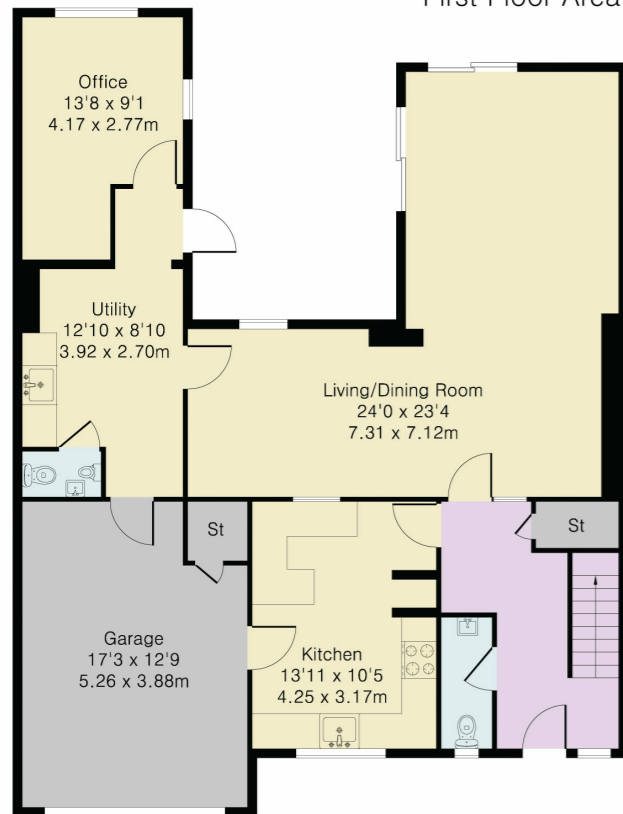
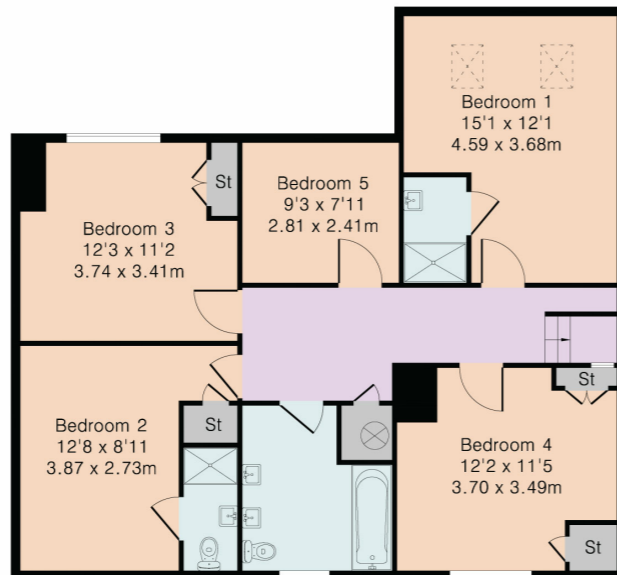


Floor Plans

Approximate Gross Internal Area 2075 sq ft – 193 sq m
 Ground Floor Area 1175 sq ft – 109 sq m
 First Floor Area 900 sq ft – 84 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Country Properties | 7, The Broadway | AL9 5BG
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 www.country-properties.co.uk



29, Stag Green Avenue

Hatfield,
 Hertfordshire, AL9 5EB
 £675,000



A very rare opportunity to acquire this extended family home, which is located in the highly desirable area of The Ryde. The property offers vast and well planned living accommodation throughout which will only be appreciated by internal viewing. In brief this extremely well maintained home comprises of two ground floor cloakrooms, beautifully fitted kitchen/breakfast room with granite worktops, spacious open plan lounge/dining room, utility room, study/playroom. On the first floor there are FIVE bedrooms, two ensuite shower rooms and a luxury family bathroom with his/hers washbasins. Outside the property is approached via a double driveway leading to the garage. The private rear garden is unoverlooked and offers an entertaining area and plenty of space for children with a sizable lawned area. Extra benefits are easy walking distance of outstanding OFSTED local schools, mainline railway station serving London free access to Hatfield Park.

Ground Floor

Entrance Porch

External courtesy light. Double glazed entrance door and side panel to:-

Reception Hall

Original solid wood parquet flooring. Large walk in cloaks cupboard. Stairs rising to first floor with display recess under. Glazed door and partition to lounge. Doors to:-

Cloakroom

Double glazed window to front aspect. Low level WC. Wash hand basin inset into vanity unit with storage cupboard under. Radiator.

Lounge/Dining Room

Spacious dual aspect living area with double glazed sliding patio doors opening to rear and side. Parquet flooring. Open fireplace situated beneath exposed brick wall. Tiled hearth with stone mantle and gas point. Double radiator.

Kitchen

Double glazed windows to front aspect. A range of Beech wall and base units with contrasting black granite work surfaces and splash backs. Stainless steel single drainer sink unit with mixer taps. 4 ring electric hob and stainless steel oven. Integrated extractor hood. Integrated dishwasher. Built in microwave. Cupboard housing floor mounted boiler. Door to garage.

Utility Room

Door leading to garage. Matching wall and base units with rolled edge work surfaces over. Stainless steel sink with drainer and mixer tap over. Plumbing for washing machine. Double radiator. Door to:-

Cloakroom

Low level WC. Pedestal wash hand basin with tiled splash backs.

Study/Playroom

Dual aspect room with double glazed windows to side and rear. Providing a flexible room which would work well as a study or possible annex. Radiator.



First Floor

Landing

Access to insulated and part boarded loft. Doors leading to:-

Master Bedroom

Two 'Velux' double glazed windows to rear aspect. Access to eves storage space. Television point. Power points. Door to master en suite.

Master En Suite

Fully tiled walls. Shower cubicle with glass splash screen. Plumber shower. Pedestal wash hand basin.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Television point. Radiator. Door leading to:-

En Suite

Shower cubicle with plumber shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Extractor point. Tiled splash backs.

Bedroom Three

Double glazed window to rear aspect. Built in wardrobe. Wash hand basin inset into vanity unit. Radiator. Shaver point.

Bedroom Four

Double glazed window to front aspect. Fitted bed base with steps. Built in wardrobe. Radiator.

Bedroom Five

Double glazed window to rear aspect. Double radiator.

Family Bathroom

Opaque double glazed window to front aspect. Low level push flush WC Vanity unit with his/hers wash basins. . Panelled bath unit. Tiled flooring. Fully tiled walls.

Exterior

Front Garden

Partly laid to lawn with mature shrub boarder. Paved driveway providing parking for 2 vehicles. Personal door leading to:-

Garage

Up and over garage door. Personal door to side and further doors leading to kitchen and utility room. Power and lighting.

Rear Garden

Good sized unoverlooked private rear garden which is mainly laid to lawn with mature shrub boarders and golden beech hedging to rear and side boundary. Patio area providing space for outside dining and entertainment. Exterior lighting. Water tap. Garden shed to rear.

