



WRIGHTS

Bluebell Way, Hatfield, Hertfordshire AL10 9FJ

Guide Price £525,000 - Freehold

### Property Summary

A fabulous family home being offered to market CHAIN FREE in the popular Hatfield Garden Village location. Just a short walk from open countryside and popular schooling. This property offers Four Bedrooms, Two En-suite Bathrooms, Large Kitchen/Diner, Spacious Living Room, Family Bathroom, Ground Floor W/C plus ample parking via an Integrated Garage and Driveway.

Bluebell Way is located in the sought after area of Hatfield Garden Village. The area is fantastically located just a short walk from Green Lanes Primary School plus road links providing easy access to both St Albans and Welwyn Garden City town centre. Major transportation links are also within a short drive - A1(M) junction 4 - and the mainline rail station in Hatfield Old Town (London Kings Cross 21 minutes).

VIEWING COMES HIGHLY RECOMMENDED.

### Features

- CHAIN FREE
- GARDEN VILLAGE LOCATION
- FOUR BED TOWN HOUSE
- TWO EN-SUITE SHOWER ROOMS
- GARAGE & DRIVE
- SPACIOUS KITCHEN / DINER
- CLOSE TO LOCAL AMENITIES
- WELL LOCATED FOR A1(M), M25 & A414





## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALLWAY

1.526m x 5.531m (5' 0" x 18' 2")

Accessed via the front door, laminate flooring, radiator and provides access to all ground floor accommodation and stairs to the first floor.

#### KITCHEN / DINER

3.377m x 5.166m (11' 1" x 16' 11")

Fitted kitchen overlooking the garden to the rear. Benefits from matching base and wall units providing ample work surface space. Integrated items include Fridge Freezer, Washing Machine, Electric Oven and Gas Hob. There is space for a dining table and is finished with tiled flooring, UPVC windows and doors leading out to the garden.

#### GROUND FLOOR W/C

0.931m x 2.100m (3' 1" x 6' 11")

Low level W/C, hand wash basin, fitted radiator and laminate flooring. UPVC window to front aspect.

#### INTEGRATED GARAGE

2.599m x 5.531m (8' 6" x 18' 2")

Garage with up and over door with lighting and plug sockets. Access can be gained via doorway off hallway.

### FIRST FLOOR

#### LANDING

1.526m x 2.798m (5' 0" x 9' 2")

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

#### LIVING ROOM

3.193m x 5.182m (10' 6" x 17' 0")

To front aspect with two large UPVC windows providing plenty of natural light. Laid to carpet with fitted radiator.

#### FAMILY BATHROOM

2.06m x 2.057m (6' 9" x 6' 9")

Part tiled with laminate flooring. Three piece suite with side panelled bath and vanity unit comprising of hand wash basin and W/C.

#### BEDROOM THREE

3.4m x 2.8m (11' 2" x 9' 2") Rear aspect, double glazed window with radiator.

#### BEDROOM FOUR

3.4m x 2.2m (11' 2" x 7' 3") Rear aspect, double glazed window with radiator.

### SECOND FLOOR

#### LANDING

1.423m x 2.008m (4' 8" x 6' 7")

Doors leading off to:

#### MASTER BEDROOM

3.185m x 5.174m (10' 5" x 17' 0")

To front aspect with two UPVC windows, carpet flooring and radiator.

#### EN-SUITE SHOWER ROOM

2.012m x 2.183m (6' 7" x 7' 2")

Shower cubicle, hand wash basin and w/c. Finished with laminate flooring and radiator.

#### BEDROOM TWO

3.436m x 5.176m (11' 3" x 17' 0")

Spacious double bedroom, fitted carpets, UPVC window and radiator.

#### EN-SUITE SHOWER ROOM

Shower cubicle, hand wash basin and w/c. Finished with laminate flooring and radiator.

### EXTERIOR

#### DRIVEWAY

to front of property with space for at least one car.

#### GARDEN

Patio area adjacent to property, mainly laid to lawn with raised plant beds and decking area to rear.

### ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - E



This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC