



## 6, Sovereign Place

Hatfield,  
Hertfordshire, AL9 5EL  
£650,000

Viewing by appointment only

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**COUNTRY PROPERTIES**  
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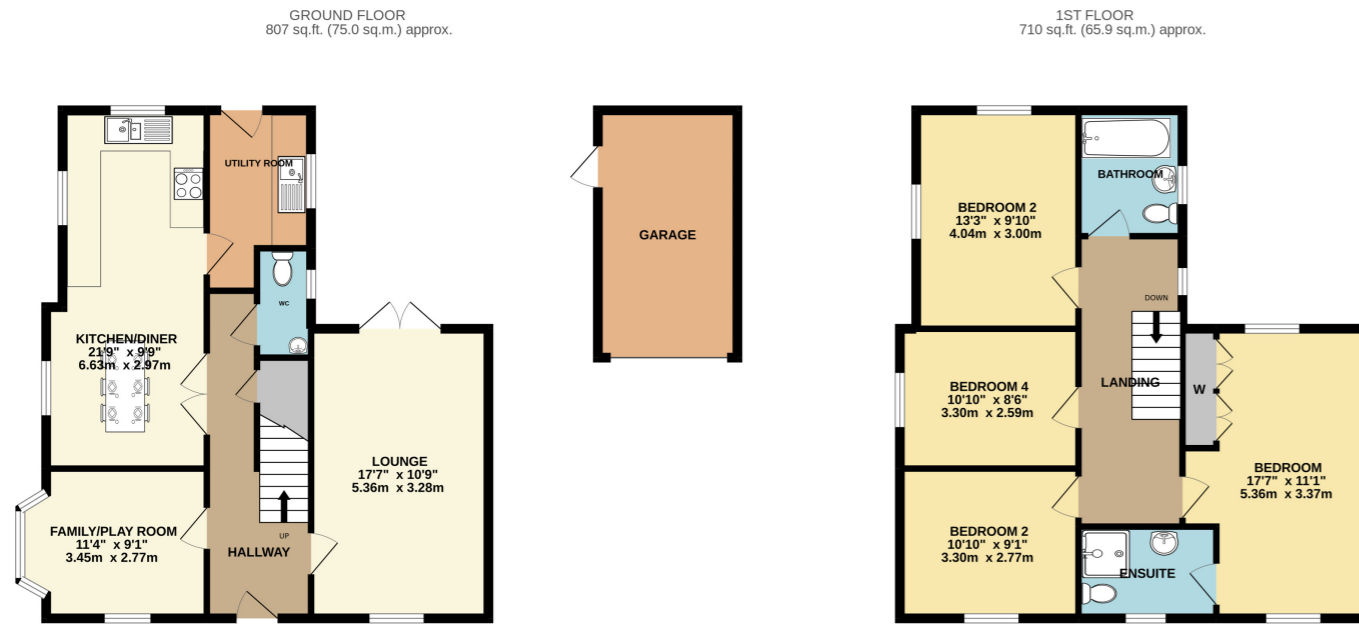


So beautifully presented, a credit to the owners. This lovely 4 double bedroom detached home is situated in Prince's Gate on the respected and highly desirable 'Ryde' area of Hatfield. This house has so much to offer and still has room to extend should one desire. (stpp). Close to very useful commuter links including the A1(M) and a six minute cycle to Hatfield train station.

- Three reception areas include lounge, dining/play room and kitchen/diner
- Cul- De-Sac Position
- Four double bedroom with shower room to master bedroom
- Modern kitchen with separate utility room
- Enclosed Rear Garden With Side Access
- Electric car charging point and off road parking
- Ground floor cloakroom



# Floor Plans



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor

### Entrance Hall

Double glazed front door, solid oak wood flooring. Under-stairs cupboard. Stairs to first floor.

### Cloakroom

Double glazed window, Low level WC, wash hand basin, tiled splash backs and ceramic tiled floor. Radiator.

### Lounge

19' 9" x 11' 0" (6.02m x 3.35m) Double glazed window to front. Two radiators, Double glazed French doors to rear garden.

### Dining room/play room.

12' 2" x 9' 0" (3.71m x 2.74m) Fitted blinds. Double glazed windows to front and bay side aspects. Radiator.

## Kitchen/breakfast room.

21' 9" x 9' 9" (6.63m x 2.97m) A range of modern base units with work tops over and matching wall mounted units. Stainless steel one and a half sink and drainer with mixer tap. Integrated gas hob with hood over, double oven, fridge freezer and dishwasher. Space for dining table. Radiator, double glazed windows to rear and side. Tiled floor. Door to utility room.

## Utility

12' 2" x 6' 3" (3.71m x 1.91m) Double glazed window to rear. Base units with work tops and stainless steel sink and drainer. Space for washing machine and additional appliance. Door to garden.

## First Floor

### Landing

Double glazed window to side, Access to loft.





### Bedroom One.

19' 9" x 9' 0" (6.02m x 2.74m) Double glazed windows to dual aspects. Two built in wardrobes. Two radiators. Door to:

### Ensuite

Large shower cubicle with wall mounted shower. Low level wc, Wash hand basin. Ceramic tiled floor.

### Bedroom two

13' 3" x 9' 0" (4.04m x 2.74m) Double glazed windows to side and rear aspects. Radiator.

### Bedroom three

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to front. Radiator.

### Bedroom four

10' 2" x 8' 1" (3.10m x 2.46m) Double glazed window to side, radiator.

### Outside

#### frontage

Path to front door with storm canopy and courtesy light. Shingle beds.

#### Rear garden

Fully enclosed with side access. Door to garage. Predominantly laid to lawn with wrap around paved patio. External tap and light and power.

#### Garage

Single garage with up and over door. Light and power. Door to rear garden. Drive way parking for 2 cars. Electric car charger point.

## Hatfield

### Hatfield

Situated in a premier position on the new modern development of Hatfield. Offering a wealth of facilities on your doorstep. Conveniently placed for the Business Park. Easy access to St. Albans and Hatfield. The Next Generation Gym and the 'Galleria' are close by and Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross and Moorgate making commuting easy.

THESE ARE PRELIMINARY DETAILS YET TO BE APPROVED BY THE VENDOR