



54 Bull Stag Green, HATFIELD, Hertfordshire AL9 5DE

£400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this MODERN THREE BEDROOM FAMILY HOME WITH GARAGE and situated in a quiet cul de sac location, close to Hatfield Station serving London's King Cross station and local amenities including the Popular Ryde school, and the A1(M) serving London and the North. We highly recommend an internal inspection at your earliest convenience to appreciate this light and airy Home.

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 Family Home
- Three Bedrooms
- Fitted kitchen
- Fitted Bathroom
- Double Glazed
- Gas Central Heating
- Lounge/Diner
- Cul de Sac location
- Garage en bloc

Room Descriptions

GROUND FLOOR ACCOMMODATION

Lobby

Via part double glazed door, laminate wood flooring, stairs to first floor landing, door leading off to

Lounge/Diner

6' 11" x 23' 4" (2.11m x 7.11m) Front aspect double glazed window to the lounge area, fitted radiator, laminate wood flooring, under stairs cupboard, open aspect to DINING AREA: double glazed French doors to rear garden, fitted radiator, laminate wood flooring, door leading to:

Kitchen

7' 2" x 9' 1" (2.18m x 2.77m) Rear aspect double glazed window overlooking garden. Range of matching wall and base units with work tops over incorporating stainless steel single drainer sink unit with mixer taps over. Fitted oven and hob with extractor fan over. Space for appliances, integrated fridge/freezer, tiled flooring, complementary tiling to splashbacks, wall mounted gas boiler.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Via stairs from ground floor. Access to part boarded loft space, airing cupboard housing insulated copper cylinder, doors leading off to:

Bedroom One

8' 2" x 11' 2" (2.49m x 3.40m) Rear aspect double glazed window overlooking garden. Fitted radiator, dado rail, built in wardrobes with additional storage over.

Bedroom Two

6' 10" x 9' 9" (2.08m x 2.97m) Front aspect double glazed window, fitted radiator, built in cupboard, dado rail.

Bedroom Three

Front aspect double glazed window, fitted radiator.

Family Bathroom

Rear aspect double glazed obscure window. Three piece bathroom suite comprising P-shaped shower bath with independent shower unit over, wash hand basin with vanity unit, low level WC, fully tiled walls, heated towel rail.

EXTERIOR

Rear Garden

Mainly laid to lawn complemented with a decking/ sitting area for entertainment. Perimeter fencing with gated access.

Garage En Bloc

with up and over door, plus visitors parking.

ADDITIONAL INFORMATION

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(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	