



23 Holme Road, HATFIELD, Hertfordshire AL10 9LH

£550,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this immaculate extended 1930's Semi detached family home and is offered CHAIN FREE. The property boasts many features including refitted Kitchen and bathroom, downstairs cloakroom plus numerous outbuildings including annex to the rear garden with en-suite facilities, block paved driveway to front allows for off street parking. We highly recommend an internal viewing at your earliest convenience to appreciate this fine 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

- CHAIN FREE
- SEMI DETACHED FAMILY HOME
- EXTENDED TO REAR
- THREE BEDROOMS
- DOWNSTAIRS CLOAKS
- REFITTED BATHROOM AND KITCHEN
- ANNEX WITH EN-SUITE FACILITIES
- OFFICE / STUDY
- BLOCK PAVED DRIVEWAY
- WELL MAINTAINED GARDEN

Room Descriptions

GROUND FLOOR ACCOMODATION

Lounge
9' 7" x 11' 8" (2.92m x 3.56m) via part double glazed door with matching sidelight window, front aspect double glazed bay window, laminate wood flooring, fitted radiator, stairs to first floor landing, doors leading to:

Cloakroom
Low flush WC, wash hand basin, laminate wood flooring.

Kitchen/Diner
14' 9" x 21' 11" (4.50m x 6.68m) Bi-Folding doors to rear garden. Skylight windows to dining area, range of matching wall and base units with work surfaces over incorporating stainless steel sink unit. Space for appliances, integrated fridge and dishwasher, cupboard housing automatic washing machine, laminate wood flooring, fitted radiator.

FIRST FLOOR ACCOMODATION

First floor landing
Side aspect double glazed window, loft access, doors leading off to:

Bedroom One
9' 3" x 12' 2" (2.82m x 3.71m) Front aspect double glazed bay window, fitted radiator.

Bedroom Two
9' 2" x 10' 9" (2.79m x 3.28m) Rear aspect double glazed window, fitted radiator.

Bedroom Three
6' 1" x 6' 11" (1.85m x 2.11m) Front aspect double glazed window, fitted radiator.

Shower Room
Rear aspect double glazed frosted glass window. Walk in shower cubicle, low level WC, wash hand basin, fully tiled walls and flooring, heated towel rail.

EXTERIOR

Rear Garden
Attractive well maintained rear garden benefitting from paved patio area for entertaining, lawned area with pathway leading to outbuildings perimeter fencing, gated side access. Purpose built office with power and lighting, secure storage shed plus additional covered storage. Path leading to:

Garden Annex
12' 11" x 14' 7" (3.94m x 4.45m) Front aspect double glazed window and door. Laminate wood flooring, power points, fitted wardrobes, sliding door to En-Suite with fully tiled walls, shower unit, wash hand basin, Low flush WC.

Front Garden
Block paved driveway allowing for off street parking with dwarf brick wall surround and shingled driveway.

ADDITIONAL INFORMATION

Agents Notes
Council tax band D
EPC rating D

(all information has been provided to us and should be verified by your legal representative)

