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COUNTRY PROPERTIES  
PART OF HUNTERS

## Endymion Road

Hatfield,  
Hertfordshire, AL10 8AS  
£700,000

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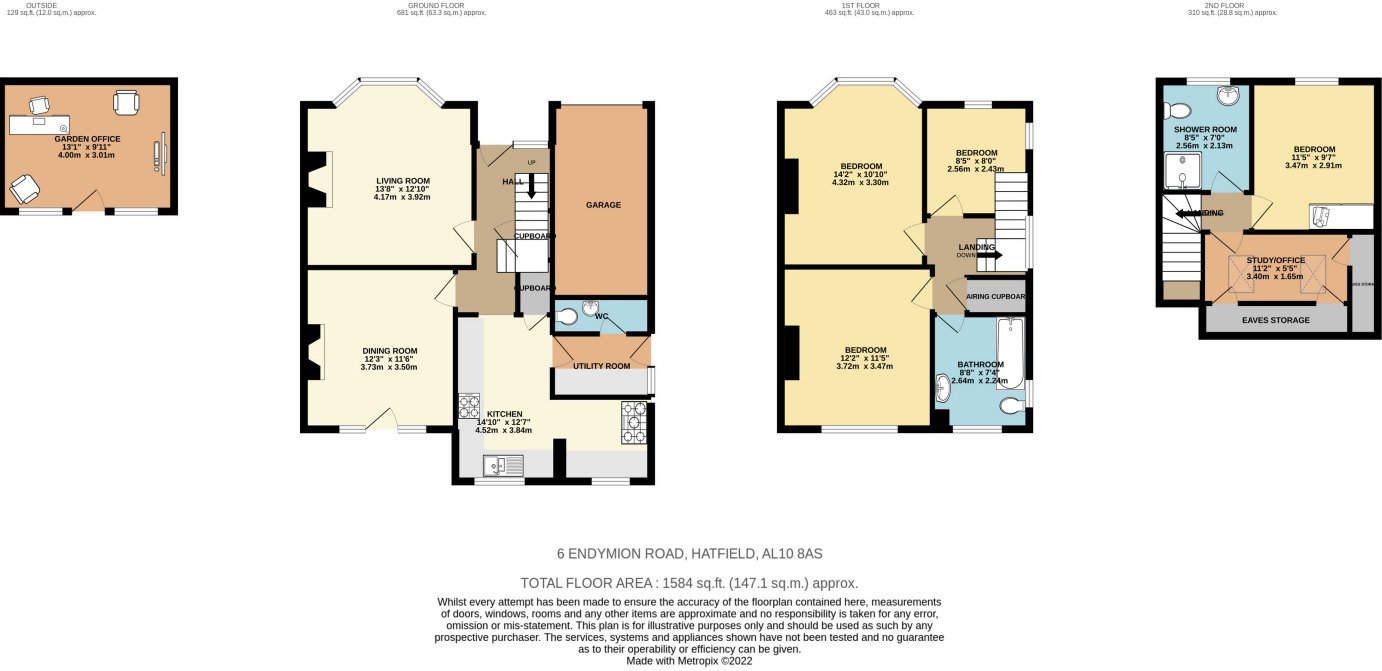


“A traditional 1930s family home with so much to offer. Situated in a sought after location just a 7 minute walk to Hatfield train station. With accommodation over three floors including 4 bedrooms and two reception rooms plus one office in the house and a separate garden office. A generous garden with a sunny westerly aspect.”

- Garden office, purpose built with power and insulation
- Retaining many original character features and modern improvements too.
- Family bathroom, shower room plus ground floor guest cloakroom
- Kitchen with utility room
- Garage/storage plus off road parking
- Bay fronted lounge with log burner fireplace.
- Original stripped internal doors and picture rails



# Floor Plans



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.

## Ground Floor

### Hallway

Stripped polished, original wood floor. Entrance door, stairs to first floor. Under stairs cupboard.

### Lounge

14' 3" x 12' 9" (4.34m into bay window x 3.89m)  
Fireplace with log burner, bay window to front.  
Picture rail, stripped original wood floor.

### Dining Room

12' 9" x 11' 4" (3.89m x 3.45m) Picture rail, door to garden, window to rear, radiator. Stripped wood floors.

### Kitchen

Range of painted base units with timber work tops and wall mounted units above. One and a half bowl stainless steel sink and drainer. Space for dishwasher, range cooker and additional appliance. Window to rear. Ceramic tiled floor.

### Utility Room

Base units with work tops over. Window to side. Space for washing machine. and additional appliance.

### Cloakroom

Low level wc, wash hand basin.

## First Floor

### Landing

Window to side. Cupboard.







**Bedroom 1**

14' 4" x 10' 8" (4.37m into bay x 3.25m) Bay window to front. Radiator.

**Bedroom 2**

11' 4" x 12' 2" (3.45m x 3.71m) Window to rear, radiator. Built in wardrobe and cupboard.

**Bedroom 4**

8' 4" x 8' 2" (2.54m x 2.49m) Windows to front and side. Radiator.

**Bathroom**

Suite comprising of panelled bath, low level wc, wash hand basin. Window to rear.

**Second Floor**

**Bedroom 3**

11' 5" x 9' 7" (3.48m x 2.92m) Built in cupboard. Window to rear. Radiator.

**Shower Room**

8' 7" x 7' 1" (2.62m x 2.16m) Modern suite of walk in shower cubicle, low level wc, wash hand basin. Towel rail. Window to rear. Ceramic tiled floor.

**Office**

11' 2" x 5' 5" (3.40m x 1.65m) 2 Velux windows. Eves storage. Some restricted head height.

**Outside**

**Parking & Front Garden**

gravelled driveway parking for 2 cars. Shrub borders.

**Rear Garden**

A generous garden with a westerly aspect. There is a paved patio to the rear of the garden leading to a substantial lawn area. There are numerous established trees, shrubs, hedges and flower beds. Fully enclosed with side access.

**Garden Office**

4m x 3m (13' 1" x 9' 10") Detached. Timber construction with concrete base. Insulated. Power and lighting, wired internet.

**Garage**

Useful storage space. Double doors.

**Hatfield**

Situated in a desirable location 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