



WRIGHTS

60 Bull Stag Green, Hatfield, Hertfordshire AL9 5DE

Offers in Excess of £425,000 - Freehold

#### Property Summary

Wrights are delighted to offer to market this very well presented Three Bedroom, Staggered Terrace Property located in a quiet cul-de-sac backing onto The Ryde area of Hatfield. Ideally located just a short walk to Hatfield House and Grounds or Hatfield Train Station which services London Kings Cross in around 22 minutes. VIEWING COMES HIGHLY RECOMMENDED.

The house comprises of a spacious through lounge, well appointed kitchen, three bedrooms on the first floor and family bathroom.

Further benefits are an enclosed garden with patio area adjacent to the property, mainly laid to lawn with access via the rear and a detached garage with parking directly in front.

#### Features

- SECLUDED CUL-DE-SAC LOCATION
- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- GARAGE & PARKING
- 10 MINS WALK TO HATFIELD TRAIN STATION
- BORDERING THE RYDE
- CLOSE TO HATFIELD HOUSE & GROUNDS
- WELL MAINTAINED THROUGHOUT
- DOUBLE GLAZED THROUGHOUT
- POTENTIAL TO EXTEND (S.T.P.P)





## Room Descriptions

### GROUND FLOOR

#### HALLWAY

Via part glazed entrance door, stairs to first floor landing, door leading to:

#### RECEPTION / DINING ROOM

4.6m x 7.2m (15' 1" x 23' 7") (to max dimensions) Front aspect double glazed window, fitted radiator, under stairs storage cupboard, open aspect to Dining room with French doors leading to rear garden, fitted radiator, open aspect to:

#### KITCHEN

2.2m x 2.8m (7' 3" x 9' 2") Rear aspect double glazed window. Range of wall and base units with feature lighting below, and worktops over incorporating stainless steel single drainer sink unit. Fitted oven and Hob with stainless steel canopy over. Space for appliances, complementary tiling to splashbacks. Tiled flooring.

### FIRST FLOOR

#### LANDING

Via stairs from ground floor, doors leading off to:

#### BEDROOM ONE

2.5m x 3.4m (8' 2" x 11' 2") Rear aspect double glazed window, fitted radiator, built in wardrobes.

#### BEDROOM TWO

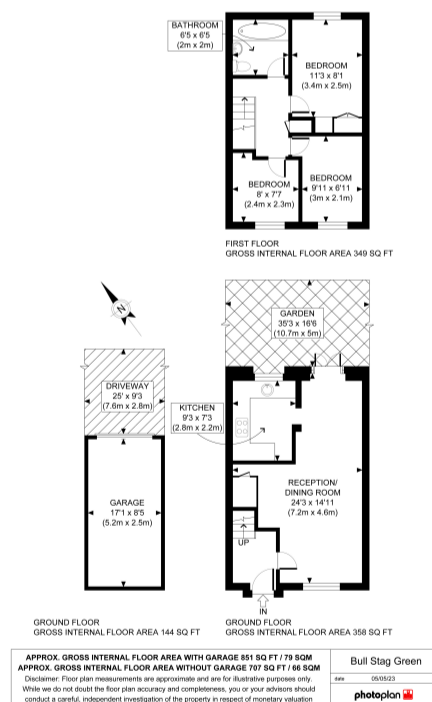
2.1m x 3.0m (6' 11" x 9' 10") Front aspect double glazed window, fitted radiator.

#### BEDROOM THREE

2.3m x 2.4m (7' 7" x 7' 10") Front aspect double glazed window, fitted radiator.

#### BATHROOM

2.0m x 2.0m (6' 7" x 6' 7") Part tiled. with side panelled bath with shower over, pedestal hand wash basin and W/C.



## EXTERIOR

#### GARDEN

Located to the rear with a patio area adjacent to the property and laid mainly to lawn. Gated access to the rear.

#### GARAGE

2.5m x 5.2m (8' 2" x 17' 1")

#### PARKING

2.8m x 7.6m (9' 2" x 24' 11") located directly in front of the garage.

## ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	