





STUNNING GRADE II LISTED SEMI-DETACHED PROPERTY IN THE HEART OF HATFIELD WHICH BOASTS FABULOUS FEATURES THROUGHOUT. It will only be via an internal inspection that you will fully see what this superb property has to offer. An excellent central location within the conservation area, just a short walk to the local shops, pubs and overlooks the church to the front. This delightful home has been tastefully updated in keeping with the age of the property and has a range of wonderful traditional features throughout. In brief this home comprises of entrance hallway, living room, sitting room, dining room, kitchen/diner, utility room/pantry, rear entrance porch, stairs, first floor landing, two double bedrooms with en-suite shower rooms, further stairs to the second floor, two bedrooms, family bathroom, off street parking for two cars, car port, small side garden and a lovely private rear garden. SUPERB PROPERTY AND AVAILABLE WITH NO CHAIN.

ENTRANCE HALL

11' 2" x 4' 1" (3.41m x 1.27m) Accessed from the front of the property opposite the local church gates, the side entrance door leads to the entrance hallway, with tiled flooring, side facing single glazed window, storage cabinet with glass front, stairs to the first floor, storage cupboard, door to the WC and an alarm system.

WC

4' 3" x 8' 2" (1.30m x 2.50m) With a low flush WC, wash hand basin, partially tiled walls and a beam to the ceiling.



LIVING ROOM

14' 0" x 15' 4" (4.29m x 4.69m) Overlooking the rear garden via the rear/side facing single glazed windows, radiator, beam to the ceiling, feature multi fuel burner with decorative brick surround.

SITTING ROOM

14' 2" x 13' 6" (4.34m x 4.13m) Further spacious sitting room with side facing single glazed sash window, two radiators, door to the dining room and a feature decorative fireplace.

DINING ROOM

12' 1" x 12' 2" (3.70m x 3.71m) The separate formal dining room has wonderful ceiling height and benefits from a side facing single glazed sash window, picture rail and coving to the ceiling.

KITCHEN/DINER

18' 3" x 13' 11" (5.58m x 4.26m) Fantastic dining kitchen with a range of bespoke fitted units, work surfaces incorporating a single and half bowl sink, the AGA is at the heart of the kitchen and offers a fabulous feature, further four ring electric hob, single electric oven, space for a fridge/freezer, tiled flooring, storage cabinet, storage cupboard, radiator, access to the rear porch and the utility room.

UTILITY ROOM/PANTRY

9' 1" x 10' 0" (2.79m x 3.06m) Useful extra space with a range of fitted storage units, rolled top work surfaces incorporating a single bowl sink, plumbing for a washing machine, space for a tumble dryer, radiator, spotlights, rear/side facing single glazed windows, open access to the pantry, boiler unit, partially tiled walls and a glass fronted cabinet.



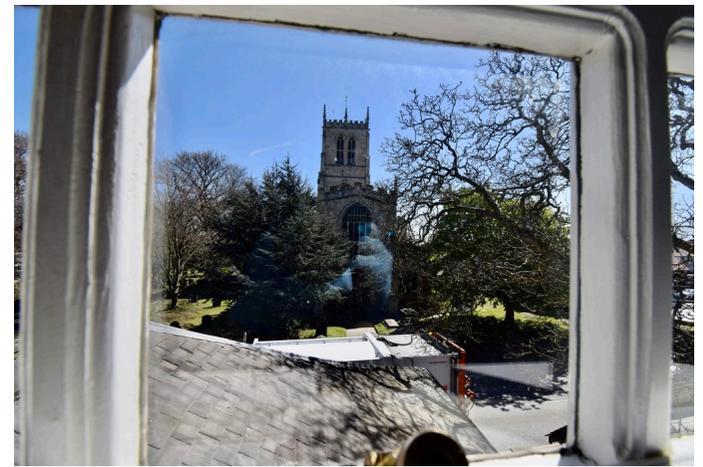
REAR ENTRANCE PORCH

3' 2" x 3' 11" (0.99m x 1.20m) With rear facing double glazed stable door leading to the garden, further single glazed door leads to the kitchen and spotlight.

STAIRS

Leading from the main entrance hallway to the first floor landing with feature beams to the ceiling and the walls.







FIRST FLOOR LANDING

Providing access to two bedrooms on the first floor, stairs to the second floor, radiator and a side facing single glazed sash window.

BEDROOM

14' 4" x 14' 6" (4.37m x 4.42m) Beautiful spacious bedroom with side facing single glazed sash window, radiator, decorative feature fireplace, dressing table recess with spotlights, beams to the ceiling and door to the en-suite shower room.

ENSUITE

3' 8" x 4' 5" (1.12m x 1.37m) Benefitting from a corner shower cubicle, low flush WC, wash hand basin within a vanity unit, tiled walls and an extractor fan.

BEDROOM

15' 2" x 15' 11" (4.63m x 4.86m) Second spacious double bedroom with en-suite shower, rear facing single glazed sash window, wood flooring, radiator, decorative fireplace and beams to the ceiling.

ENSUITE

4' 2" x 6' 4" (1.28m x 1.94m) Nicely presented en-suite with further shower cubicle, low flush WC, wash hand basin, tiled flooring, tiled walls, extractor fan and spotlight.

STAIRS TO SECOND FLOOR

Leading from the first floor landing to the second floor.

BEDROOM

15' 5" x 15' 4" (4.72m x 4.69m) Beautiful bedroom with beams to the ceiling, two radiators, wood flooring, exposed brick wall, side facing single glazed window and a storage cupboard.

BEDROOM

14' 6" x 14' 9" (4.43m x 4.52m) The best bedroom in the property with lovely views over the church, further beams to the ceiling, wood flooring and a front facing single glazed sash window.

FAMILY BATHROOM

11' 1" x 6' 0" (3.38m x 1.83m) You will not want to get out of the roll top bath with beams to the ceiling, separate shower cubicle, wash hand basin within a vanity unit, low flush WC, heated towel radiator, low level single glazed window to the side and spotlight to the ceiling.

OFF STREET PARKING & CAR PORT

Providing two off street parking spaces and access gate to the rear garden.

SIDE GARDEN

Walled impressive entrance with path overlooking the church grounds and small patio area for enjoying the view.

REAR GARDEN

Fence/wall enclosed rear garden, central lawn with shrub beds, storage building/wood store, paved patio, shrub beds and gravel beds.

NOTES

- The property is Grade II listed and located within a conservation area.
- The property is currently exempt from EPC rating.
- Further video walkthrough of the property is available on request.



