

WRIGHTS

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74 Bishops Rise, HATFIELD, Hertfordshire AL10 9HH

£425,000 - Freehold

### Property Summary

Wrights are pleased to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME WITH CONSERVATORY AND OFFERED CHAIN FREE. The property benefits from two receptions and a large conservatory offering great living accommodation. The property also benefits from double glazing and gas central heating and a utility room plus off street parking for two cars.

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
- THREE BEDROOMS
- TWO RECEPTIONS
- CONSERVATORY
- UTILITY ROOM
- FITTED KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- DRIVEWAY

10' 6" x 11' 7" (3.20m x 3.53m) Front aspect double glazed window, fitted radiator, laminate wood flooring, built in cupboard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</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> <div>             EU Directive              2002/91/EC              </div>		