

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



Room Descriptions

GROUND FLOOR ACCOMMODATION

HALLWAY

Via part glazed entrance door, stairs to first floor landing with storage cupboard below, doors leading off to:

FRONT ROOM

11' 7" x 13' 4" (3.53m x 4.06m) Front aspect double glazed window, fitted radiator, laminate wood flooring, door to:

DINING ROOM

10' 2" x 10' 6" (3.10m x 3.20m) Fitted radiator, laminate wood flooring, multi paned doors leading to

CONSERVATORY

9' 0" x 18' 9" (2.74m x 5.71m) Half brick base with double glazed concealed units and matching doors leading to garden. fitted radiator, laminate wood flooring.

KITCHEN

9' 2" x 9' 3" (2.79m x 2.82m) Rear aspect double glazed window overlooking conservatory. Range of matching wall and base units with worktops over incorporating single drainer stainless steel sink unit with mixer tap, space for appliances, complementary tiling to splashbacks. Doors leading of to:

UTILITY ROOM

5' 6" x 17' 3" (1.68m x 5.26m) storage cupboards with worktop and space for appliances, door to:

DOWNSTAIRS CLOAKROOM

Rear aspect frosted glass window, wash hand basin, low flush WC, complementary tiling to splashbacks.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Side aspect double glazed window, loft access, cupboard housing gas boiler. Doors off to:

BEDROOM ONE

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







BEDROOM TWO

8' 5" x 11' 7" (2.57m x 3.53m) Rear aspect double glazed window, fitted radiator, laminate wood flooring, built in cupboard.

BEDROOM THREE

8' 8" x 8' 10" (2.64m x 2.69m) Front aspect double glazed window, laminate wood flooring, built in cupboard.

SHOWER ROOM

Rear aspect double glazed frosted glass window, shower cubicle with tiling, low flush WC, wash hand basin with vanity unit, heated towel rail, complementary tiling to splashbacks, extractor fan.

EXTERIOR

REAR GARDEN

Mainly paved with coloured flagstones and perimeter fencing.

FRONT GARDEN

Block paved driveway allowing for parking for two vehicles.

ADDITIONAL INFORMATION

AGENTS NOTES

Council Tax Band D EPC C



