



19 Elm Drive, Hatfield, Hertfordshire AL10 8NR

£499,995 - Leasehold

Property Summary

CHAIN FREE EXTENDED FOUR BEDROOM, TWO RECEPTION, Detached family home with Integral Garage and Driveway for several cars. Ideally located in the popular Birds and Trees area of Hatfield providing easy access to Hatfield Town Centre, A1(M) and several schools.

The ground floor accommodation comprises of a welcoming entrance hallway, well proportioned living room with feature fireplace, spacious lounge, fitted kitchen and ground floor W/C.

The first floor consists of four bedrooms and a family bathroom. The master further benefits from its own private balcony while the other three bedrooms all come with fitted wardrobes. The bathroom is a three piece suite with a side panelled bath, pedestal hand wash basin and W/C.

The exterior offers access to the integral garage and driveway parking for two cars while the gardens to the rear offer a Southerly facing space with patio areas adjacent to the side and rear of the property and a large area laid to lawn.

Features

- CHAIN FREE
- EXTENDED DETACHED FAMILY HOME
- CORNER PLOT WITH LARGE GARDENS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BALCONY FROM MASTER BEDROOM
- INTEGRAL GARAGE & DRIVEWAY
- GROUND FLOOR W/C
- POTENTIAL FOR FURTHER EXPANSION (STPP)
- CLOSE TO A NUMBER OF GOOD SCHOOLS

Room Descriptions

GROUND FLOOR

HALLWAY

1.84m x 5.27m (6' 0" x 17' 3") A spacious entrance hallway with parquet flooring, gas radiator and frosted windows providing plenty of natural light. Doors to ground floor accommodation and stairs to the first floor.

LIVING ROOM

3.28m x 6.10m (10' 9" x 20' 0") A well proportioned room, benefits include parquet flooring, a feature fireplace and UPVC window and doors leading out to the gardens. Provides access to the kitchen and lounge.

LOUNGE / DINING ROOM

3.11m x 3.95m (10' 2" x 13' 0") A triple aspect lounge benefitting from plenty of natural light overlooking the gardens, carpet flooring and gas radiator.

KITCHEN

1.95m x 5.24m (6' 5" x 17' 2") Matching base and wall units with tiled backslash. Fitted items include a gas hob and electric oven while there is space and plumbing for a washing machine, dishwasher, fridge freezer and tumble dryer. UPVC window to the side aspect, vinyl flooring and UPVC door leading out to the gardens.

GROUND FLOOR W/C

0.80m x 1.63m (2' 7" x 5' 4") Low level W/c and hand wash basin, tiled flooring and frosted UPVC window.

FIRST FLOOR

LANDING

0.82m x 5.33m (2' 8" x 17' 6") Carpet flooring, large UPVC window to the front aspect and doors leading to;

BEDROOM ONE

3.42m x 3.44m (11' 3" x 11' 3") A well proportioned bedroom that can easily accommodate a double bed, carpet flooring, gas radiator and large UPVC window and doorway leading out to a balcony overlooking the gardens.

BEDROOM TWO

2.78m x 4.63m (9' 1" x 15' 2") A dual aspect double bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC windows.

BEDROOM THREE

2.08m x 2.76m (6' 10" x 9' 1") A well proportioned single bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC window to the rear aspect.

BEDROOM FOUR

2.14m x 2.77m (7' 0" x 9' 1") A single bedroom with built in wardrobes, carpet flooring, gas radiator and UPVC window to the rear aspect.

FAMILY BATHROOM

1.80m x 2.45m (5' 11" x 8' 0") Partially tiled three piece suite comprising of a side panelled bath with shower over, pedestal hand wash basin and W/C. Vinyl flooring, gas radiator and frosted UPVC window to the front aspect.

EXTERIOR

DRIVEWAY

Driveway parking for two cars with mature shrubs to the borders.

INTEGRAL GARAGE

2.41m x 5.19m (7' 11" x 17' 0") Double doors leading to the garage. Lights and electric sockets with window to side aspect.

GARDENS

A large Southerly facing secluded garden with patio areas adjacent to the side and rear of the property, large area laid to lawn with mature fruit trees to the borders. Boundaries are a mix of fencing and brick built walls.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - F

Current Gas Safety Certificate Valid until: - September 2025

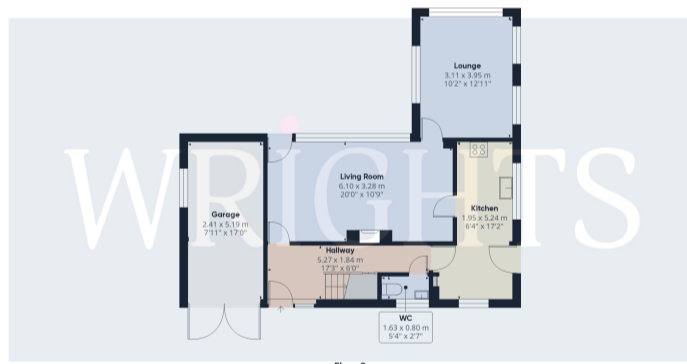
Current 5yr EICR Certificate Valid until: - August 2028

Lease Details - 999yrs from 1957

Ground Rent - £20.00 per annum

Service Charge - £0.00

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



Floor 0



Floor 1

WRIGHTS

Approximate total area¹⁾
119.45 m²
1285.75 ft²
Balconies and terraces
3.47 m²
37.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on BICs IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with BICs IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	