



The Runway, Hatfield, Hertfordshire, AL10 9GL

- WELL PRESENTED THROUGHOUT
- FIVE DOUBLE BEDROOMS
- FOUR MODERN BATHROOMS
- DOUBLE GARAGE
- CUL-DE-SAC OPPOSITE PARKLAND
- CLOSE TO HOWE DELL PRIMARY SCHOOL

This imposing five double bedroom detached family home with double garage is situated in a quiet cul-de-sac position opposite parkland in the popular Salisbury Village area of Hatfield. The accommodation is well presented throughout and comprises an entrance hall, cloakroom, 20ft lounge with french doors opening to the garden, dining room, kitchen/diner, five double bedrooms and four modern bathrooms, three of which are ensembles. Outside there is a detached double garage, driveway and rear garden.

The property enjoys an open outlook across Ellenbrook Fields. It is 5 minutes walk from Ofsted rated 'outstanding' Howe Dell Primary School and Hatfield Business Park is just a short walk away.

Asking Price: Offers in excess of £ 700,000

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ENTRANCE HALL

Wood effect flooring, radiator, coving to ceiling, stairs rise to first floor, built in understairs storage.

CLOAKROOM

Low level wc, pedestal handwash basin, part tiled walls, extractor to ceiling.

LIVING ROOM

20' 6" x 10' 9" (6.24m x 3.27m)

Two double glazed windows to front aspect, double glazed french doors to rear aspect, wood effect flooring, gas flame fireplace, two radiators, coving to ceiling.

DINING ROOM

11' 10" x 10' 7" (3.60m x 3.22m)

Two double glazed windows to front aspect, two radiators, coving to ceiling.

KITCHEN/DINER

16' 10" x 11' 11" (5.13m x 3.63m)

Comprising a range of wall mounted and floor standing units with worktop over, inset 1 1/2 bowl stainless steel sink unit, Range style cooker with 6 ring gas hob and extractor hood over, integrated dishwasher, washer/dryer and tall fridge/freezer, water softener, wall mounted gas fired boiler, radiator, tiled flooring, part tiled walls, under counter down lights, recessed spot lighting to ceiling, two double glazed windows and double glazed door to rear aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, stairs rise to second floor.

MASTER BEDROOM

12' 3" x 10' 8" (3.73m x 3.25m)

Two double glazed windows to front aspect, two built in wardrobes, two radiators.

ENSUITE

6' 5" x 5' 11" (1.95m x 1.80m)

Suite comprising a shower cubicle, pedestal handwash basin, wall mounted mirrored cabinet, shaver socket, low level wc, chrome towel radiator, tiled flooring, part tiled walls, recessed spot lighting and extractor to ceiling, double glazed window to rear aspect.

BEDROOM TWO

11' 0" to door x 9' 10" (3.35m x 2.99m)

Double glazed window to rear aspect, built in wardrobe with sliding mirrored doors, radiator.

ENSUITE

5' 3" x 5' 3" (1.60m x 1.60m)

Suite comprising a shower cubicle, pedestal handwash basin, low level wc, chrome towel radiator, wall mounted mirrored cabinet, shaver socket, tiled flooring, part tiled walls, recessed spot lighting and extractor to ceiling, double glazed window to rear aspect.

BEDROOM THREE

11' 0" x 8' 3" (3.35m x 2.51m)

Two double glazed windows to front aspect, built in wardrobe, radiator.

FAMILY BATHROOM

7' 6" x 5' 10" (2.28m x 1.78m)

Suite comprising a panelled bath with mixer tap and shower over, vanity handwash basin, low level wc, chrome towel radiator, wall mounted mirrored cabinet, shaver socket, tiled flooring, part tiled walls, recessed spot lighting and extractor to ceiling, double glazed window to rear aspect.

SECOND FLOOR LANDING

Velux window to rear aspect, airing cupboard housing the Megaflo hot water tank.

BEDROOM FOUR

12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to front aspect, radiator.

ENSUITE

6' 5" x 5' 11" (1.95m x 1.80m)

Suite comprising a shower cubicle, pedestal handwash basin, low level wc, radiator, shaver socket, tiled flooring, part tiled walls, recessed spot lighting and extractor to ceiling, velux window to rear aspect.

BEDROOM FIVE

16' 11" x 11' 0" (5.15m x 3.35m)

Double glazed window to front aspect, velux to rear aspect, two radiators, access to part boarded loft space with light via drop down ladder.

FRONT GARDEN & DRIVEWAY

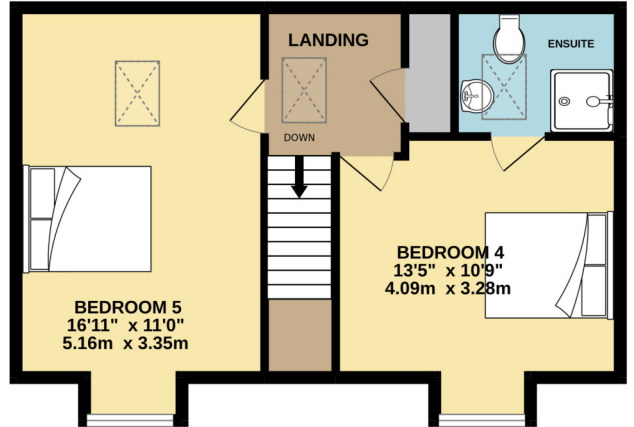
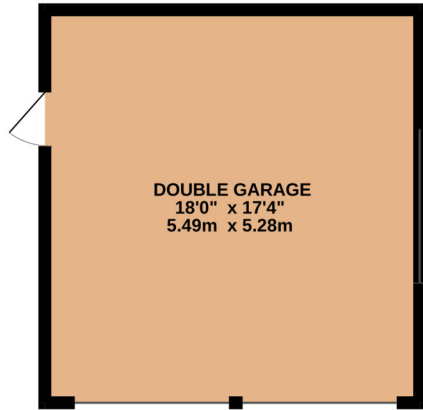
Mainly laid to shingle, path leads to front door. Parking for two cars in front of garage.

REAR GARDEN

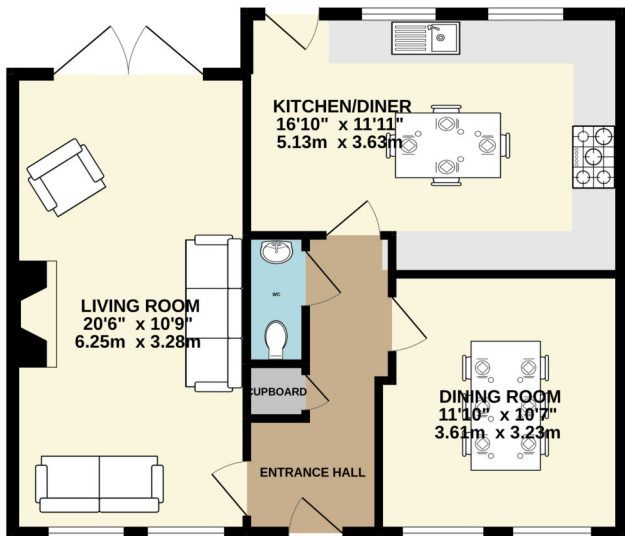
Mainly laid to lawn with shrub beds, paved patio, decked area, shed, gated side access, cold water tap, external light, access to garage.

DOUBLE GARAGE

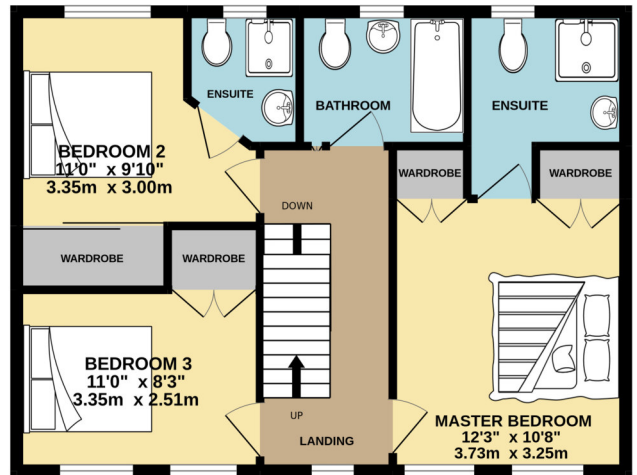
Carpeted, metal up and over doors, door to side opens to garden, power and light, access to loft space.



2ND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Runway, Hatfield, Hertfordshire, AL10 9GL



PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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