

KINGS

Sales Lettings Management



Endymion Road, Hatfield, Hertfordshire, AL10 8AS

Offers In Excess Of £660,000



- SEMI DETACHED HOUSE
- STUNNING KITCHEN
- FORMAL DINING ROOM
- TWO BATHROOMS
- MOMENTS FROM TRAIN STATION
- FOUR/FIVE BEDROOMS
- SPACIOUS LIVING ROOM
- PLAYROOM
- CHAIN FREE
- EPC RATING - C



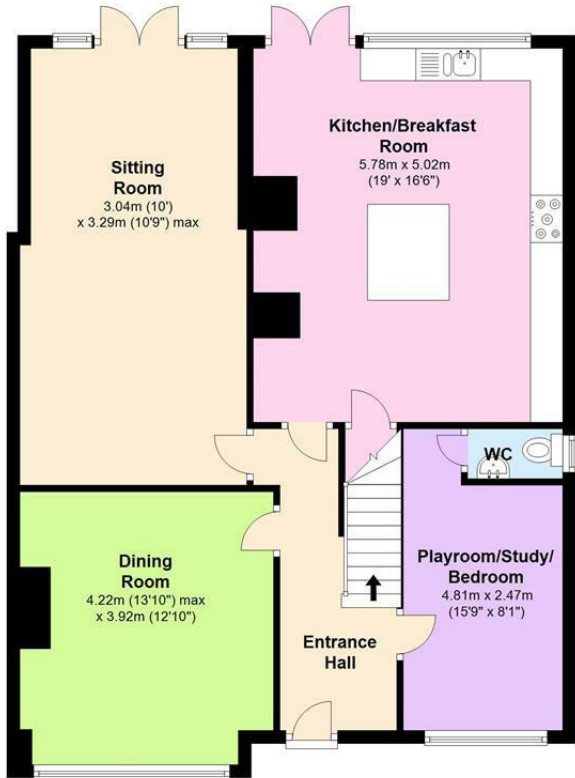


CHAIN FREE! Located in one of Hatfield's premier roads, is this 1930's four/five bedroom semi detached family home presented in excellent condition and is just moments away from both historic Hatfield House and Hatfield train station which features links for Finsbury Park (15 mins fast train), Kings Cross (22 mins fast train) and Moorgate (37 mins fast train). A viewing comes highly recommended to fully appreciate the property and its fantastic location. This characterful home comprises an inviting entrance hall, formal dining room, large living room with double french doors leading to an extensive rear garden, high end modern fitted kitchen featuring granite work surfaces, central island with breakfast bar, Rangemaster double cooker, integrated bosch washing machine and dishwasher appliances. To add to the spacious ground floor is also a playroom which could be used as a fifth bedroom or home office and also has a guest cloakroom. The first floor features three bedrooms; two spacious double bedrooms both with fitted wardrobes and a bright single bedroom with dual aspect windows and fitted storage. The family bathroom is fully tiled with a bath, separate walk in double shower, victorian style wash basin and w/c. The second floor features a large master suite with fitted wardrobes, eaves storage, Juliet balcony with stylish white wooden shutters, velux windows and a fully tiled en-suite bathroom, granite flooring, with separate walk in double shower. This family home is further complimented by an extensive west facing garden backing onto playing fields. There is a block paved driveway, providing off street parking to the front of the property for up to four cars. In addition this desirable home also has a fully integrated alarm system and a recently installed Megaflow pressure system. In terms of location there are local shops, good amenities, a park, primary & senior schools.



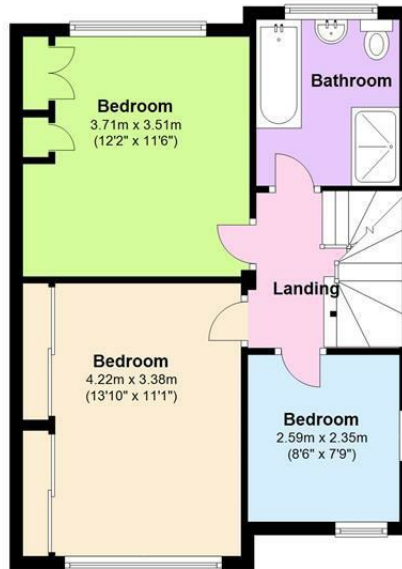
Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



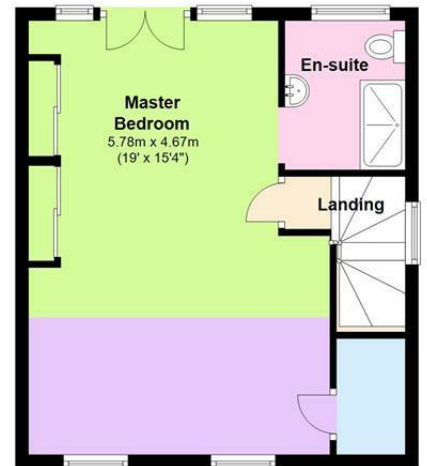
First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Second Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 157.5 sq. metres (1695.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	79
EU Directive 2002/91/EC			