



45 Mount Pleasant Lane, The Ryde, Hatfield, AL9 5BX
Guide price £635,000



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SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ON GENEROUS SECLUDED PLOT WITH ATTRACTIVE GARDENS, DOUBLE GARAGE AND DRIVEWAY

This detached family residence is situated on a secluded plot within walking distance of local schools and Hatfield mainline railway station. Welwyn Garden City and St Albans town centres offering a range of facilities and further mainline railway stations are both just a short drive away. The spacious and impeccably presented accommodation comprises entrance hall, cloakroom, bright living room with feature fireplace, dining room with door onto the garden, fitted kitchen, utility area, four bedrooms with wardrobes, a modern en suite to the master and a modern family bathroom. The property benefits from generous, attractive and well maintained front and rear gardens along with a double garage and driveway providing ample off road parking.

THE AREA

This property is conveniently situated in The Ryde area of Hatfield within close proximity of local amenities, schooling and within walking distance of the mainline station with fast and frequent services to Kings Cross and Moorgate. Welwyn Garden City and St Albans town centres with wide ranges of amenities and stations are a short drive away. Further primary and secondary schooling is nearby. Providing transport links via road are the A1(M) and M25 which are within easy access. Sports clubs, gyms, swimming pools, the University of Hertfordshire Sports Village (which is open to the public) and The Galleria for shopping, cinema and restaurants are also situated within close proximity.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Staircase to the first floor with under stairs storage cupboard. Access to:

CLOAKROOM

Comprising low level wc and pedestal wash hand basin. Fitted cupboards. Window to the front.

LIVING ROOM 17'11" x 12' (5.46m x 3.66m)

Fireplace with feature surround. Windows to the front. Door to:

DINING ROOM 10'8" x 10'2" (3.25m x 3.10m)

Window and door to the rear garden. Door to:

KITCHEN 11'8" x 11'4" (3.56m x 3.45m)

Fitted with a range of wall and base units with worktops over and tiled splash backs. 1½ bowl stainless steel sink and drainer. Electric cooker point. Space for under counter fridge. Plumbing for dishwasher. Window to the rear. Door to:

UTILITY AREA 7'3" x 5'10" (2.21m x 1.78m)

Stainless steel sink and drainer. Space for tumble dryer. Plumbing for washing machine. Window to the side, door to the rear.

FIRST FLOOR

LANDING

Airing cupboard with hot water tank. Further fitted cupboard. Loft hatch. Window to the side. Access to:

BEDROOM ONE 12'2" x 10'7" (3.71m x 3.23m)

Fitted wardrobes with sliding mirrored doors. Further built in cupboard and wardrobes. Window to the front. Door to:

EN SUITE 8'7" x 7'8" (2.62m x 2.34m)

Modern suite comprising low level wc, vanity wash hand basin with storage under and enclosed panelled bath with shower over. Tiled walls and flooring. Window to the front.

BEDROOM TWO 12'2" x 9'5" (3.71m x 2.87m)

Fitted wardrobes. Window to the front.

BEDROOM THREE 10'8" x 8'4" (3.25m x 2.54m)

Fitted wardrobes. Window to the rear.

BEDROOM FOUR 9'7" x 7'6" (2.46m x 2.29m)

Fitted wardrobes. Window to the rear.

BATHROOM 8'2" x 8' (2.49m x 2.44m)

Modern suite comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower over. Heated towel rail. Tiled walls and flooring. Window to the rear.

OUTSIDE

FRONT GARDEN

Pretty, secluded and generous lawned front garden, well stocked with various shrubs and flowers. Feature tree and hedged boundaries. Covered storm porch to the front door. Gated side passageway to the rear garden. Paved driveway providing ample off road parking and leading to:

DOUBLE GARAGE

Power and lighting. Two up and over doors to the front. Door to the rear garden.

REAR GARDEN

Well maintained and enclosed rear garden offering attractive and good sized outdoor space. Mainly laid to immaculate two tiered lawn with various shrubs and flowers to borders. Patio area to the full width of the rear of the property. Fenced boundaries. Gated side passageway to the front garden.

VENDOR COMMENTS

We love the whole aspect of the house including the privacy angle. Overlooking the dell and open space behind gives you a feel of being next to the countryside. There is easy access to various supermarkets and other shops nearby in all directions, good motorway links and also quick rail link to London, and a good school (The Ryde School) within five minutes walking distance.

FURTHER INFORMATION

Council tax band: F

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

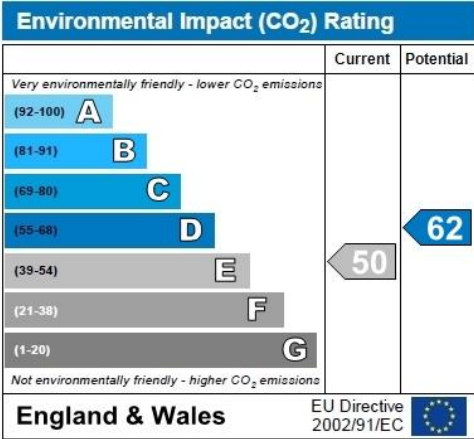
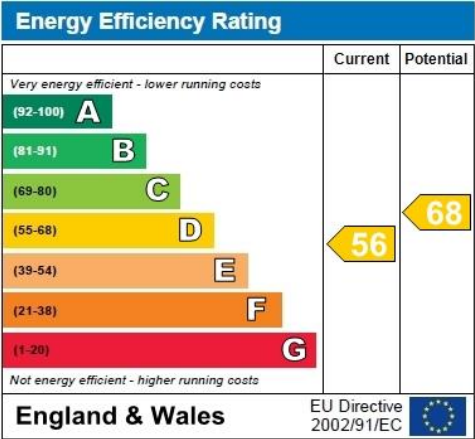
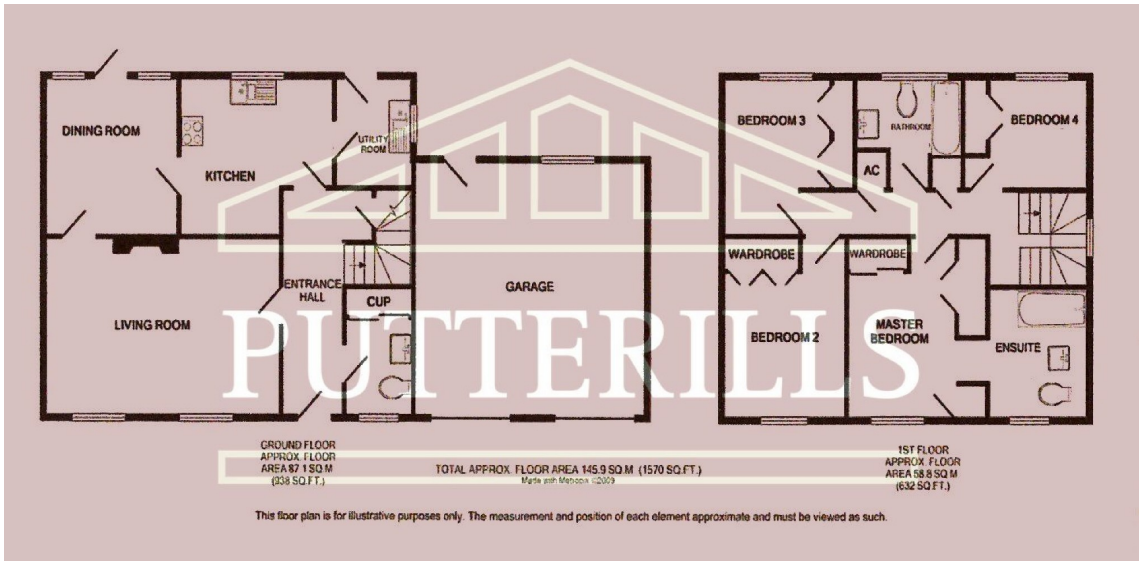
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











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