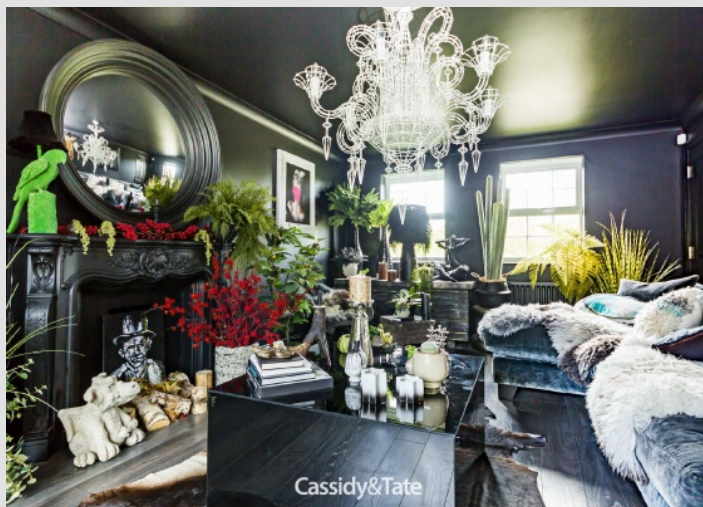
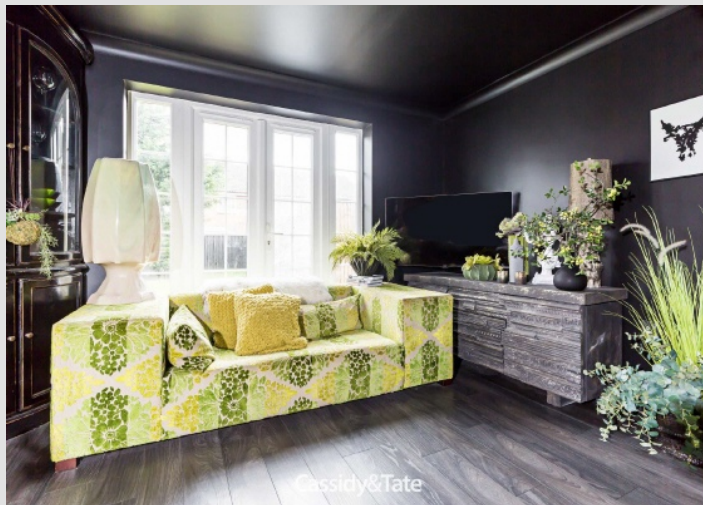




**Cassidy
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The Runway, Salisbury Village, Hertfordshire, AL10 9GL
£3,000 PCM

Enjoying enviable far reaching views over open fields is this attractive and substantial six bedroom detached house arranged over three functional levels. The property is intended for flexible family living where large inviting living and entertaining spaces are versatile and practical. The property comprises of a good sized entrance hall, a downstairs cloakroom, a front to back, dual aspect fitted kitchen/diner, and a dual aspect separate lounge with opening into the dining room to the ground floor. The first floor accommodates four ample sized bedrooms, two en-suites and a family bathroom. Two further bedrooms, an en-suite and storage space can be found on the second floor. The interior of this property is the perfect combination of quirky and inviting with dark rich tones and individually selected pieces that make a real statement. The three reception rooms are bold but comfortable rooms where space is paired with a contemporary design mixed up with art and objects that reflects the owners own interests and passions. The kitchen is fitted with a modern range of wall and base mounted units complemented by contrasting work top surfaces and tiling. The master bedroom plus bedrooms two and three enjoy the facilities of trendy en-suites whilst the fashionable family bathroom serves the remaining bedrooms. The property is further complemented by a low maintenance rear garden, driveway providing off road parking and a detached double garage. The Runway is situated close to Hatfield Business Park and the surrounding motorway networks. Available on an unfurnished basis from 15th May 2018. NO PETS!



Introduction

Accommodation comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Fitted Kitchen/Diner, Six Bedrooms, En-Suite Bathroom To Master Bedroom, Two Further En-Suites, Family Bathroom, Detached Double Garage, Front and Rear Gardens.

Ground Floor Accommodation

Entrance Hallway

Door to front aspect. Double glazed window to front aspect. Radiator. Wood effect flooring. Stairs rising to first floor.

Cloakroom

Double glazed window to front aspect. Two piece suite comprising low level WC and wash hand basin with vanity unit. Radiator

Dining Room

Two double glazed windows to rear aspect. Under stairs storage cupboard. Radiator. Wood effect flooring.





Lounge

Dual aspect room with two double glazed windows to front aspect. Double glazed French style door to rear aspect. Feature fire place with surround. Radiator. Wood effect flooring. Door opening to dining room.

Fitted Kitchen/Diner

Dual aspect kitchen/diner with double glazed windows to front aspect and double glazed window and door to rear aspect. Modern range of fitted stainless steel wall and base mounted units with unpolished quartz work surfaces over. Kitchen island with stainless steel draws and unpolished quartz surfaces. One bowl sink unit. Space for range cooker. Stainless steel cooker hood. Integrated dishwasher and washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring.

First Floor Accommodation

Landing

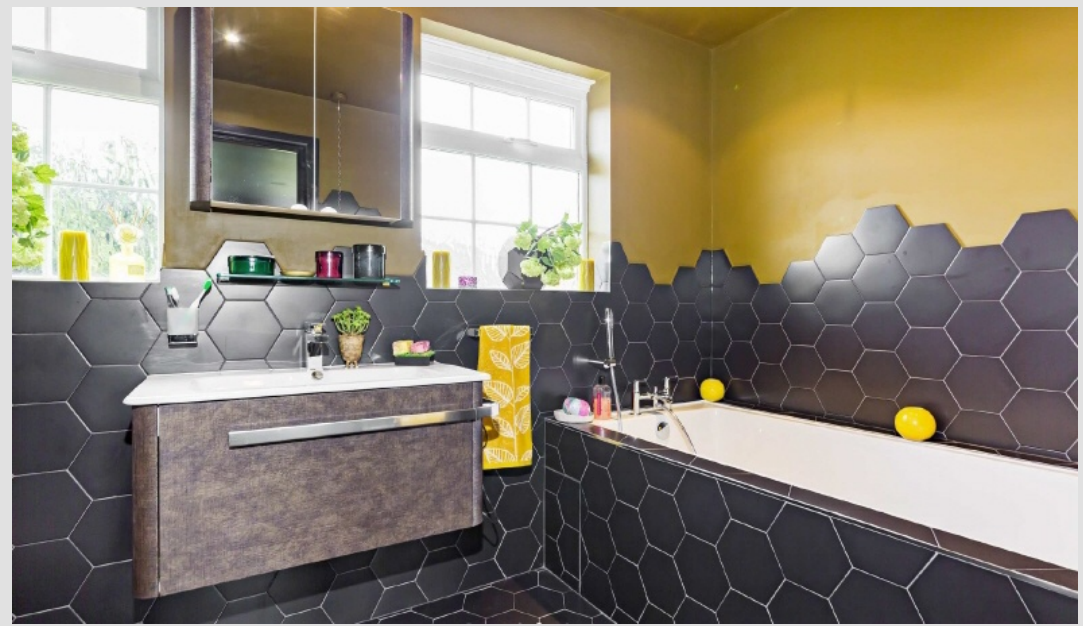
Stairs from entrance hall. Stairs rising to second floor. Radiator. Carpet

Master Bedroom

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







Master En-Suite

Two double glazed windows to rear aspect. Four piece suite comprising bath with mixer tap and shower attachment over, double shower cubicle, wash hand basin and low level WC. Extractor fan. Shaver point. Radiator. Part tiled walls. Spotlight to ceiling. Chrome heated towel rail.

Bedroom Two

Two double glazed windows to rear aspect. Built in wardrobes. Radiator. Carpet.

En-Suite

Double glazed window to side aspect. Three piece suite comprising shower cubicle, low level WC and wash hand basin with vanity unit. Extractor fan. Part tiled walls. Chrome heated towel rail.

Bedroom Five

Two double glazed windows to front aspect. Carpet. Radiator. Storage cupboard.

Bedroom Six

Two double glazed windows to front aspect. Radiator. Built in wardrobe. Carpet. Fitted shelves.

Family Bathroom

Double glazed window to rear aspect. Three piece suite comprising bath with mixer tap and shower attachment over, low level WC and wash hand basin with vanity unit. Part tiled walls. Shaver point. Radiator. Extractor fan. Chrome heated towel rail.



Second Floor Accommodation

Landing

Stairs from first floor landing. Airing cupboard. Storage cupboard. Window to rear aspect. Carpet.

Bedroom Three

Double glazed window to front aspect. Window to rear aspect. Radiator. Eaves storage cupboards. Carpet.

En-Suite

Three piece suite comprising shower cubicle, low level WC and wash hand basin. Radiator. Extractor fan. Shaver point.

Bedroom Four

Double glazed window to front aspect. Window to rear aspect. Radiator. Carpet.

Exterior

Front Garden

Lawn area to front of the property. Shrub and flower bed borders. Path leading to front door.

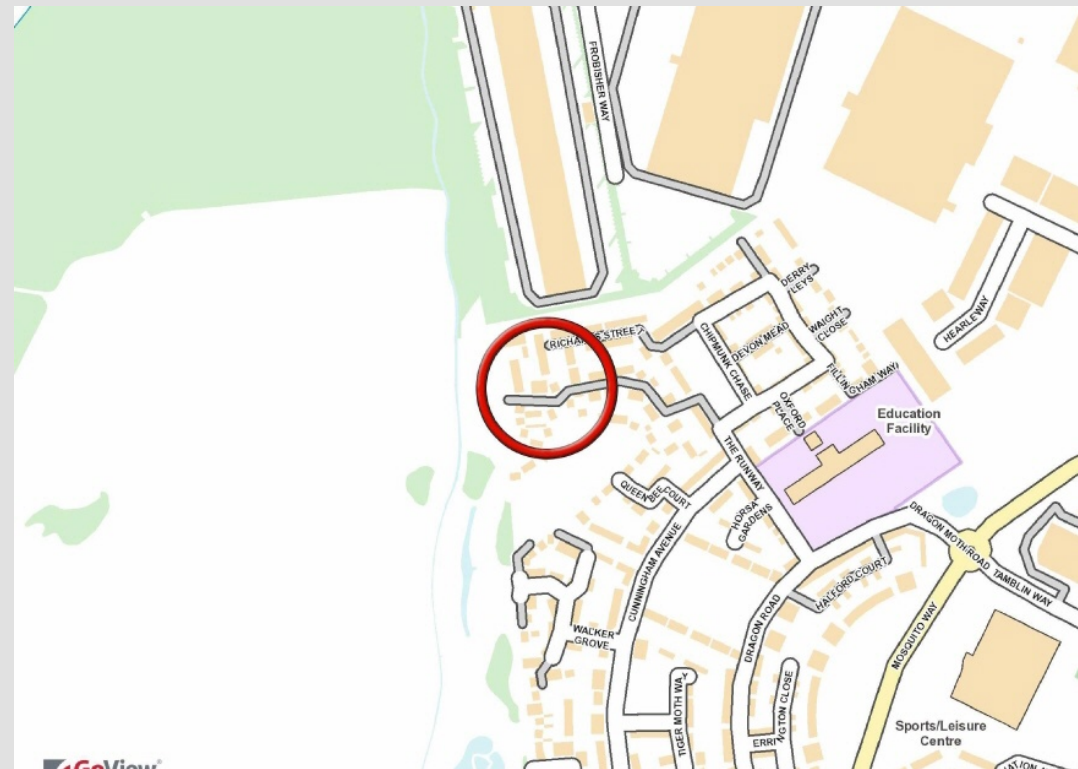
Rear Garden

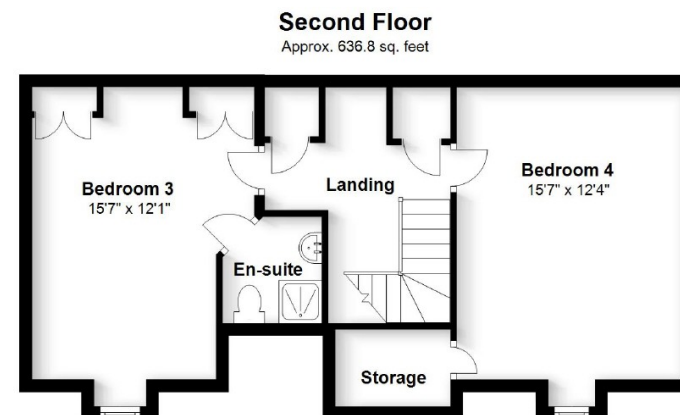
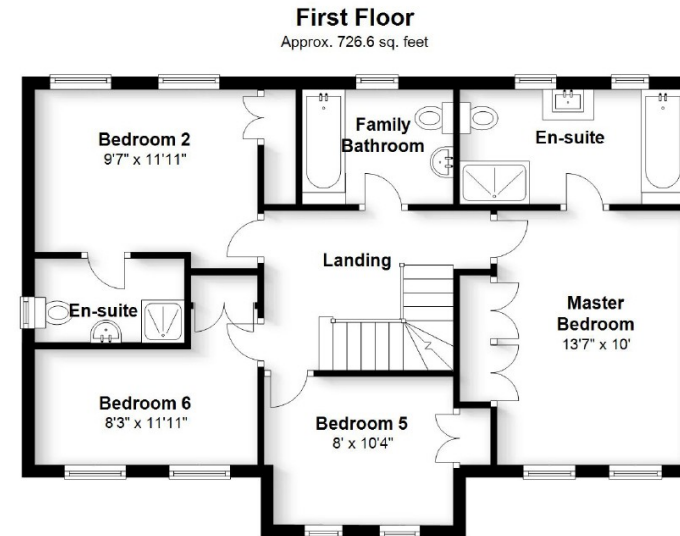
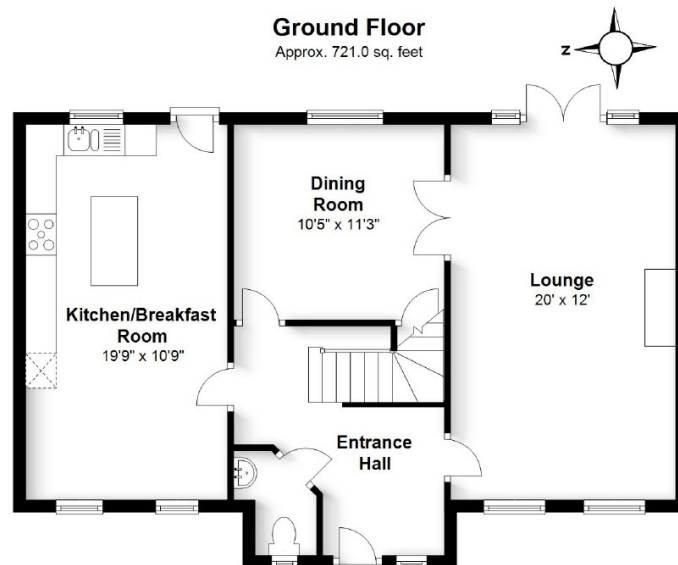
Mainly laid to lawn. Patio area to rear of property. Shrub and flower bed borders. Timber boundary fencing. Gated side access leading to front of property. Courtesy door leading to garage.

Detached Double Garage

With up and over doors. Light and power connected. Courtesy door leading to rear garden. Driveway providing off road parking for two cars.

Energy Performance Rating: C





Total area: approx. 2084.3 sq. feet

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Plan produced using PlanUp.

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personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional

photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

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Council Tax Rating

Hatfield & Welwyn District Council

Council Tax Band

G

Council Tax Charge

£2884



