



SIMPLY HOMES

Roe Green Lane

Hatfield AL10 0SH

Price Guide £695,000



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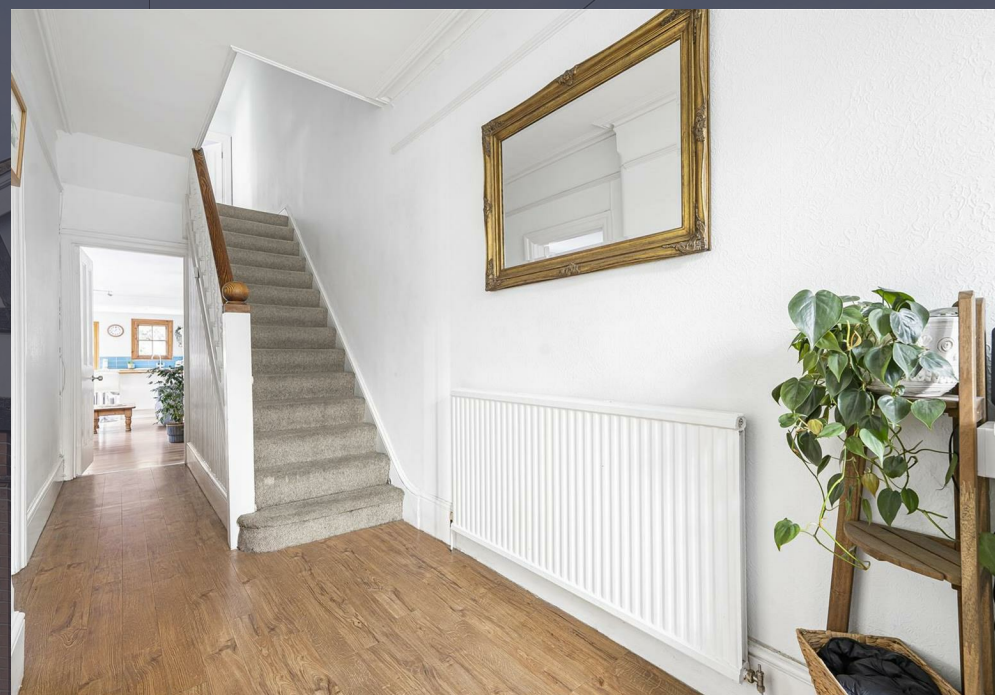
A stunning four-bedroom Edwardian semi-detached residence, within walking distance of the town centre, train station and local schools. This delightful property has sympathetically refurbished and extended over the years by the present owners, retaining many of the original character features and supplemented by many modern improvements.

To the first-floor landing, comprising of three double bedrooms, one of which could serve as the principle bedroom and provides a very generous space, benefitting from a large bay window and front aspect balcony. Additionally on the first floor there is a three-piece family bathroom that serves each of the bedrooms.

To the second-floor landing where the cleverly designed loft conversion allows for another large double bedroom that could serve as the principle. Featuring a large amount of eaves storage, sash and Velux windows and served by a four-piece en-suite bathroom.

Externally the fantastic mature garden has been well established over the years by the present owners; well stocked with various flowers, shrubs, specimens and evergreens, patio entertainment space to the immediate rear with gate to side, outside water tap, useful garden shed and fencing to boundaries. Beyond the fencing at the rear there is an additional wooded area that has the scope to house an additional outbuilding or be opened up to make the garden larger. Returning to the front of the property is a shingle driveway providing ample parking for at least two cars.

Roe Green Lane is ideally situated near to Hatfield Station (1.3miles/5min drive) and Hertfordshire University (0.6miles/14min walk). The home is also a short walk to the town, local business park and close to the Galleria shopping and leisure complex.







- Ground Floor -

Hallway

Sitting Room 15'1" x 12'11" (4.61m x 3.94m)

Family Room 12'11" x 12'5" (3.94m x 3.81m)

Kitchen 30'8" x 10'8" (9.37m x 3.26m)

- First Floor -

Landing

Bedroom One 18'9" x 15'0" (5.74m x 4.59m)

Balcony 2'5" (0.76m)

Bedroom Two 12'11" x 12'5" (3.96m x 3.81m)

Bedroom Three 11'1" x 11'0" (3.40m x 3.37m)

Walk-in Wardrobe 9'8" x 8'1" (2.97m x 2.48m)

Family Bathroom

- Second Floor -

Landing

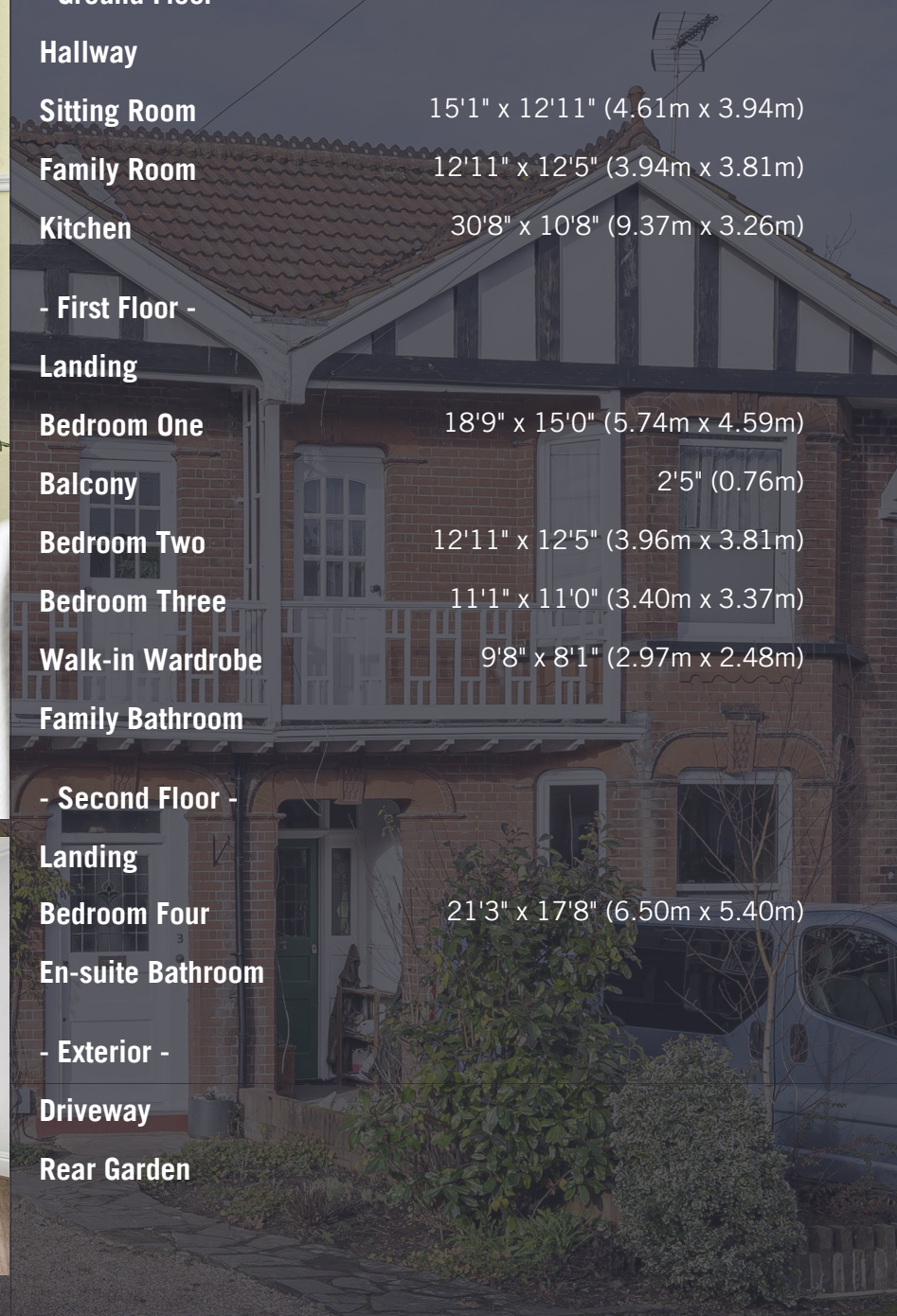
Bedroom Four 21'3" x 17'8" (6.50m x 5.40m)

En-suite Bathroom

- Exterior -

Driveway

Rear Garden







Approximate Gross Internal Area 2129 sq ft - 198 sq m

Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 807 sq ft – 75 sq m

Second Floor Area 515 sq ft – 48 sq m







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