



38, The Ryde

Hatfield,
Hertfordshire, AL9 5DL
£625,000

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Occupying a sought after position within The Ryde, one of Hatfield's most desirable residential locations, this chain free three/four bedroom detached family home offers generous and well balanced accommodation, a substantial tandem garage, driveway parking, and an exciting opportunity to create a long term family home in a prime setting.

The property is approached via a private driveway and opens into a welcoming entrance hall, providing access to the principal reception rooms. The bright dual aspect living room enjoys pleasant views over both the front and rear gardens and benefits from an attractive electric feature fireplace with decorative surround. Patio doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and making the room ideal for both everyday family living and entertaining.

A separate dining room provides excellent versatility and can easily serve as a formal dining room, family room, home office, playroom, or fourth bedroom, depending on a buyer's requirements.

Overlooking the rear garden, the kitchen is fitted with a range of wall and base units, integrated Indesit appliances, and a useful pantry cupboard, providing excellent storage and practicality for everyday living. Enjoying a pleasant outlook across the garden, the kitchen offers a bright and functional space at the heart of the home.

An internal hallway provides access to a ground floor cloakroom and the impressive tandem length garage. Incorporating a dedicated utility area, the garage benefits from power and lighting and offers exceptional versatility, whether utilised for secure parking, additional storage, workshop space, or potential conversion opportunities, subject to the necessary planning permissions and building regulations.

To the first floor are three well proportioned bedrooms, all benefiting from built in storage. The principal bedroom enjoys a dual aspect design, creating a bright and airy atmosphere, whilst the remaining bedrooms are perfectly suited to family members, guests, or those working from home. A well appointed family shower room completes the accommodation.

Further practical features include an airing cupboard located on the first floor landing housing the hot water cylinder, whilst loft access is provided via a pull down ladder. The loft itself accommodates the gas fired boiler and offers useful additional storage space.

Outside

To the front, the property benefits from driveway parking and access to the tandem garage.

The enclosed rear garden is a particular feature of the home, enjoying a high degree of privacy and a pleasant, non overlooked aspect. Predominantly laid to lawn, the garden is complemented by mature shrub and tree borders, creating an attractive and established setting for outdoor enjoyment. Additional features include a greenhouse, outside water tap, and gated side access leading to the front of the property. The garden provides an ideal space for out door dining, entertaining, gardening enthusiasts, and family recreation.

Location

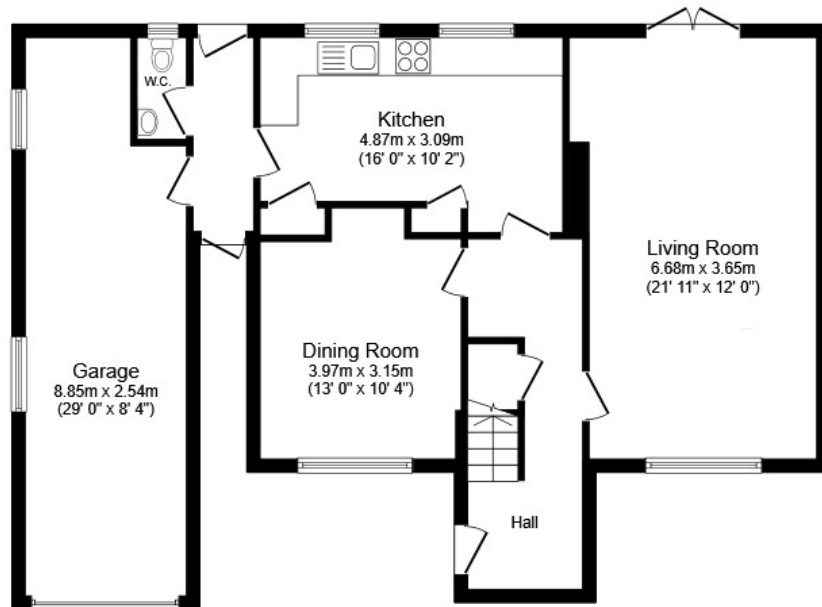
The Ryde remains one of Hatfield's most established and highly regarded residential areas, proving particularly popular with families and commuters alike. The property is conveniently positioned for highly regarded local schools, Hatfield train station, Old Hatfield, the A1(M), and a wide range of shopping, leisure, and recreational amenities.

Detached homes within this highly desirable location are rarely available, making this an out standing opportunity for buyers seeking generous accommodation, excellent potential, and a prime Hatfield address.

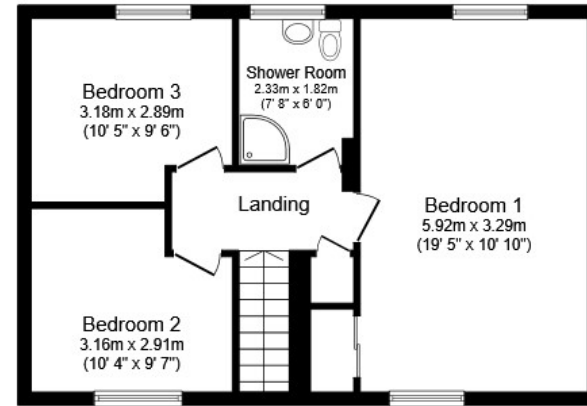




The Ryde, Hatfield, AL9 5DL



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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, Scotland & Wales	65	76
EU Directive 2002/91/EC		

Total floor area: 139.0 sq.m. (1,501 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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