

 4 Bedrooms

 3 Bathrooms

 4 Receptions

 South-East

 Garage/Drive

 EPC Band D



Leasehold

Council Tax Band:
F £3,431.43 (2025/2026)

Local Authority:
Welwyn/Hatfield

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The Holdings, Hatfield, Hertfordshire, AL9 5HQ
Offers in excess of £900,000

Spacious detached family home in sought-after area, short walk to station, unique expansive garden perfect for entertaining.

Description

This superb, gated family residence boasts a large, attractive frontage with an extensive block paved drive, EV charger, car port, and garage. The south-east facing rear garden, with a woodland backdrop, features a spacious lawn and patio. A path leads to a unique garden building with an insulated games room, relaxing seating area, equipped kitchen, and work room. Inside, a bright vestibule opens to a generous reception/dining room with parquet flooring and French doors offering a woodland view. The kitchen is bright and modern, leading to a utility room with garden access. A cosy living room opens onto the patio, alongside a home office and W/C. Upstairs, a landing leads to four bedrooms and a bathroom. The largest bedroom features an en-suite bath/shower room, and the second bedroom includes a Juliet balcony and four-piece en-suite.

Location

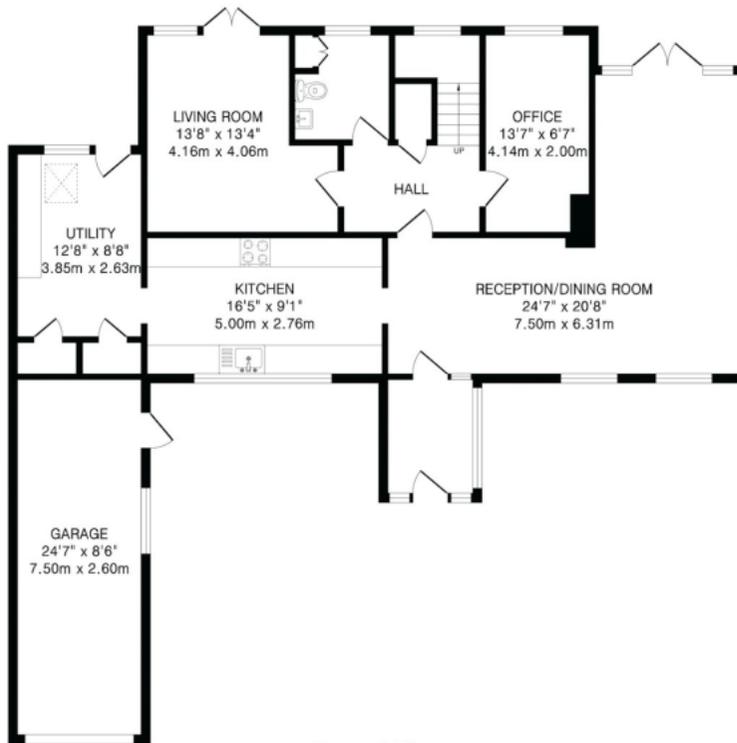
The Holdings is a particularly attractive turning in the sought after 'Ryde' area of Hatfield, offering good quality detached housing stock. A renowned primary school is within easy walking distance as is Hatfield mainline train station.



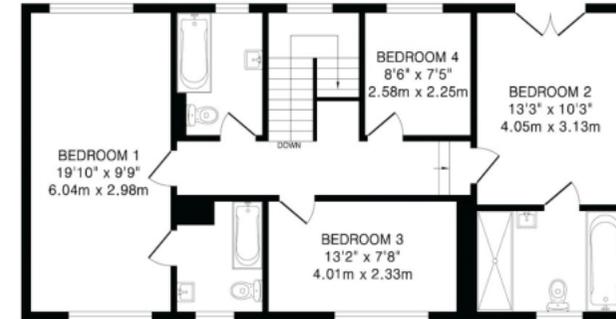
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
1345 sq.ft.(125.0 sq.m)approx.



First Floor
858 sq.ft.(79.6 sq.m)approx.

TOTAL FLOOR AREA: 2203 sq.ft.(204.6 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.