



# 1 Wilkins Green Lane

Hatfield, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A comfortable four-bedroom home with unique art deco styling, in a sought-after setting

A distinctive detached family home with four bedrooms and plenty of potential, set in a desirable position just over a mile from Hatfield's town centre. The property features art deco-inspired styling outside, while inside there is light, airy and flexible accommodation.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,529 SQ FT**



**GUIDE PRICE  
£1,500,000**

### The property

1 Wilkins Green Lane features white rendered elevations, a flat roof and wrap-around windows characteristic of the art deco period, giving the home a unique look and feel. Inside, the accommodation could benefit from some modernisation throughout, but the two well-proportioned reception rooms and four bedrooms provide a perfect foundation from which to extend, reconfigure or simply redecorate.

There are two sitting rooms on the ground floor, including the light and airy front room with its tiled feature fireplace and two large corner windows, which benefits from a south-facing aspect, welcoming plenty of sunlight throughout the day. At the rear there is a further generous reception room with windows overlooking the rear garden. Also on the ground floor, the well-equipped kitchen has wooden fitted units, an integrated double oven, hob and extractor hood and space for all the necessary home appliances, including a fridge/freezer, a dishwasher and both a washer and

dryer. There is also space for a dining table, while French doors open onto the rear garden. Upstairs, three of the four bedrooms are doubles, including the generous principal bedroom at the front, which features the distinctive wrap-around windows that allow in plenty of natural light. Both the principal and the second bedroom at the rear have access to a west-facing balcony—an ideal spot to enjoy the summer evening sun. Three of the first-floor bedrooms benefit from built-in storage, while the upper level also includes a family bathroom with an over-bath shower and a separate WC.

### Outside

At the front of the house, the gravel driveway provides plenty of parking space for several vehicles, while the two integrated garages offer further secure parking, or home storage and workshop space. The garages also provide the potential for conversion into further living accommodation, subject to the necessary consents. The gardens to both the front and rear feature rolling





lawns, bordered with mature trees and hedgerows, and offering the potential for substantial landscaping. The garden also has a large patio area for al fresco dining, plus a greenhouse for garden storage.

### Location

The property is situated in the suburb of Ellenbrook, a mile from the centre of the popular Hertfordshire town of Hatfield. The town offers a wealth of further amenities and leisure facilities, including excellent shopping, a choice of supermarkets and a fine selection of restaurants, cafés and bars. There are several outstanding-rated schools in Hatfield, including Bishop's Hatfield Girls' School and Hatfield Community Free School, while Hatfield is also home to numerous independents and the University of Hertfordshire. St. Albans' city centre is just four miles away, providing easy access to a wealth of further shops, restaurants, cafés and leisure and cultural facilities. Hatfield mainline station offers direct services to London Kings Cross (25 minutes), while the A1(M) is just over a mile from the property.



### Distances

- Hatfield town centre 1.3 miles
- St. Albans 3.9 miles
- Welwyn Garden City 4.0 miles
- Potter's Bar 7.2 miles
- Harpenden 8.0 miles

### Nearby Stations

- Hatfield

### Key Locations

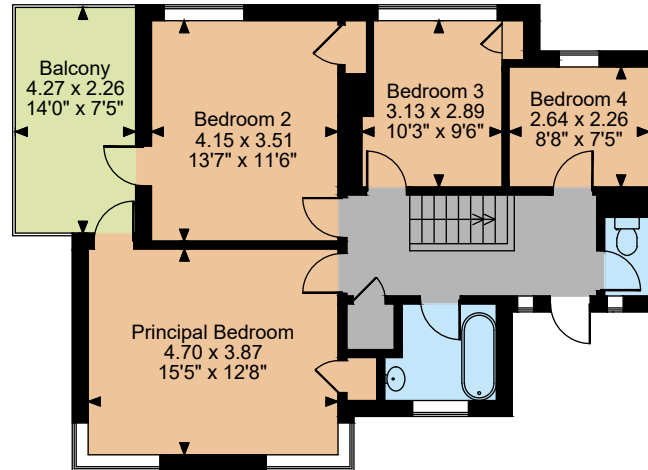
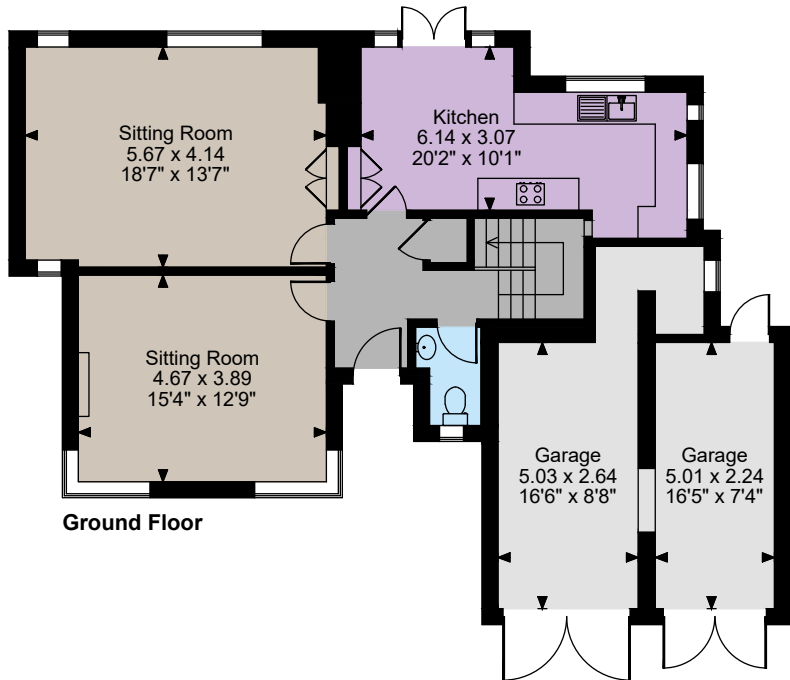
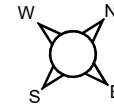
- St Albans Cathedral (St Albans Abbey)
- Verulamium Park
- Verulamium Museum
- Roman Theatre of Verulamium
- St Albans Clock Tower
- St Albans Museum + Gallery
- Ye Olde Fighting Cocks (historic pub)
- Heartwood Forest

- Batchwood Hall and Golf Course
- Clarence Park

### Nearby Schools

- Fleetville Infant & Nursery School
- Cunningham Hill Infant School
- Cunningham Hill Junior School
- Beaumont School
- Loreto College
- St Albans High School for Girls
- St Albans School
- The Haberdashers' Boys' School
- Manor Lodge School
- The Haberdashers' Girls' School





The position & size of doors, windows, appliances and other features are approximate only.  
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### Floorplans

Main House internal area 1,529 sq ft (142 sq m)  
Garages internal area 320 sq ft (30 sq m)  
Balcony external area = 103 sq ft (10 sq m)  
Total internal area 1,849 sq ft (172 sq m)  
For identification purposes only.

### Directions

AL10 9RT

**what3words:** ///shuts.cheek.storms - brings you to the driveway

### General

**Local Authority:** St Albans City and District  
**Council Services:** Electricity, gas, mains water and drainage  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G      **EPC Rating:** E

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

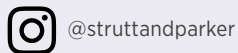
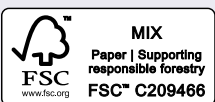
## St Albans

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