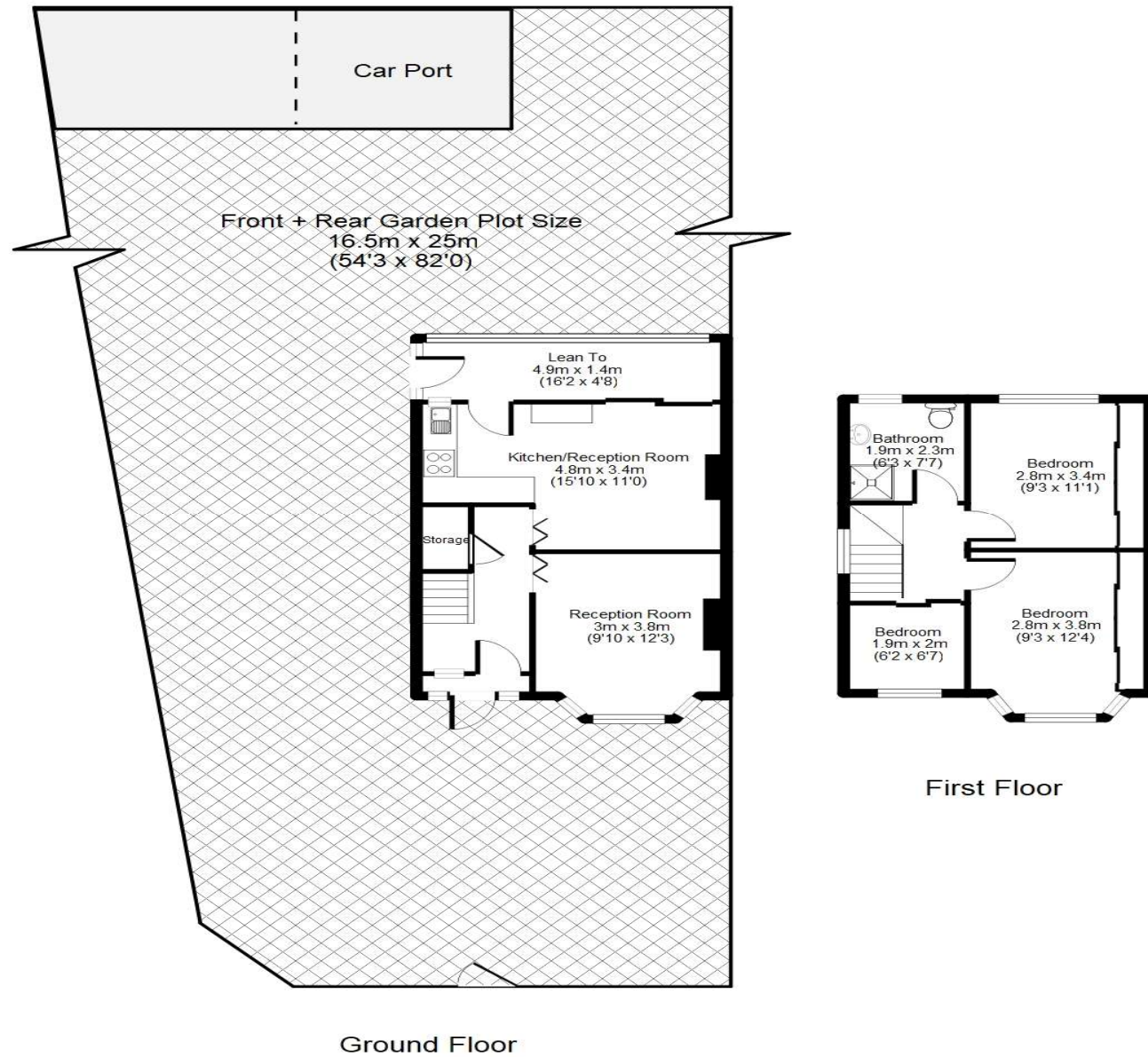


Broad Acres, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 777 sq. ft / 72 sq. m



For identification purposes only
Measurements are approx and not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

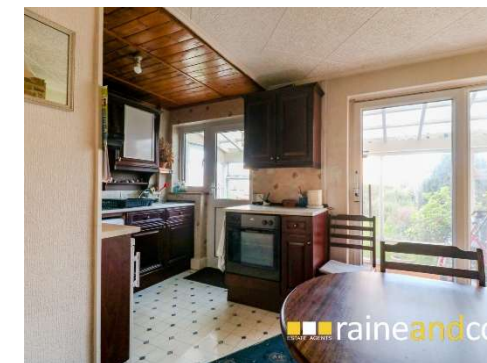
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Broadacres, Hatfield Freehold Price £425,000



THREE BEDROOM SEMI DETACHED HOUSE sitting on a large PLOT, OFFERS PROSPECTIVE BUYERS THE OPPORTUNITY TO EXTEND TO THE SIDE AND REAR SUBJECT TO PLANNING PERMISSION.

- Large Plot with Potential to Extend S&T
- Semi Detached House
- Popular Hatfield Garden Village Location
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- First Floor Bathroom
- Off Street Parking for 2/3 Cars at Rear





Front Entrance

uPVC double obscure glazed side panels and door opening onto the single glazed hallway door.

Hallway

Single glazed obscure glass door and window. Carpeted stairs to first floor with understairs storage cupboard. Doors to

Living Room

Carpeted flooring, tiled fireplace, hearth and double glazed bay window to front. Electric wall mounted storage heater.

Dining Room

Carpeted flooring, fireplace surround with mounted Dimplex Quatum storage heater, double glazed patio doors opening onto lean to. Opening onto Kitchen.

Kitchen

Comprising of a range of wall and base units over with work surfaces over and single bowl single drainer stainless steel sink with mixer tap, electric 4 ring hob with concealed overhead extractor. Space for under counter fridge or freezer. Double glazed windows and door to rear to rear and side.

Lean To

Carpeted flooring, single glazed windows and door opening onto rear garden.

First Floor Landing

Carpeted flooring, double glazed window to side. Access to loft. Doors to:

Bedroom One

Carpeted flooring, fitted double wardrobes with mirrored sliding doors double glazed bay window to front.

Bedroom Two

Carpeted flooring, fitted double wardrobes with mirrored sliding doors, double glazed window to rear.

Bedroom Three

Carpeted flooring and double glazed window to front.

Shower Room

Comprising a fully tiled double shower cubicle with glazed door, screens and wall mounted electric shower. Vanity unit with mounted hand basin with mixer tap. Low Level W.C. Part tiled walls. Extractor fan. Electric heated towel rail holder. Obscure double glazed window to rear. Vinyl flooring.

Front Garden

A laid to lawn and flower beds to borders. A selection of mature shrubs and bushes. Brick wall to front.

Rear and Side Garden

Numerous laid to lawns with flower beds to borders and vegetable patch. Range of mature shrubs, bushes and evergreens. Garden shed. Driveway to rear leading to a car port and parking for 2/3 vehicles.

Further Details

The property is Freehold

Council Tax Band - Band C