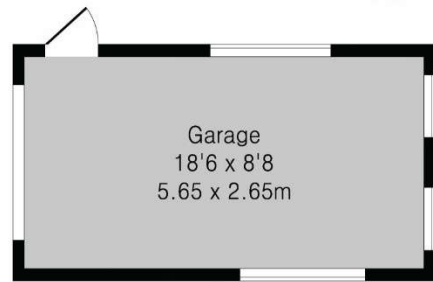
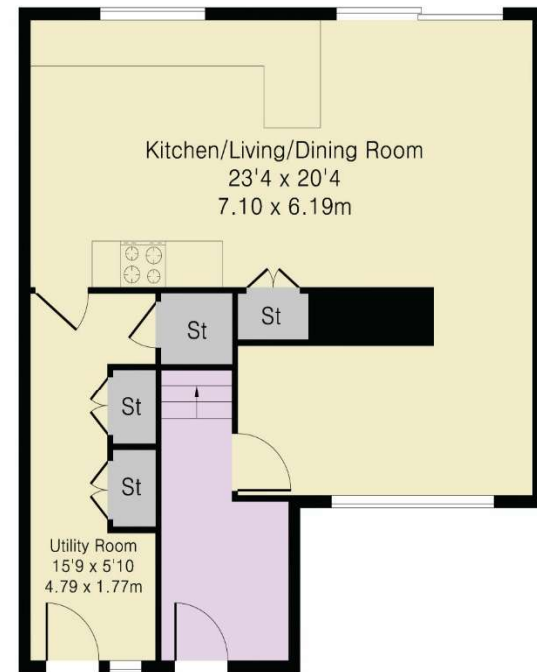


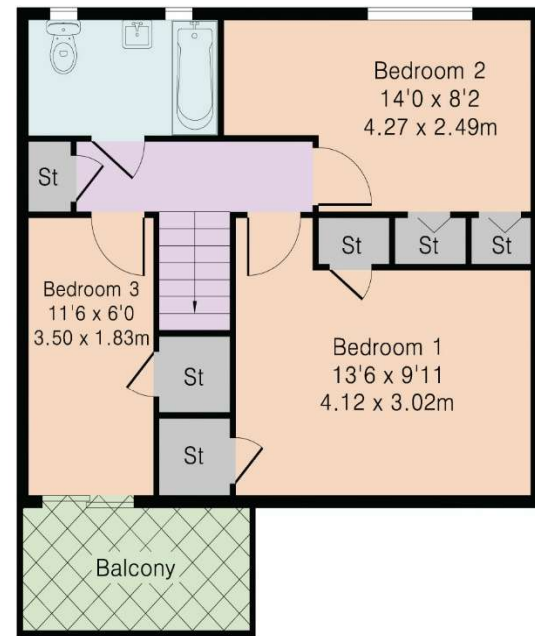
Approximate Gross Internal Area 1199 sq ft – 112 sq m
 Ground Floor Area 558 sq ft – 52 sq m
 First Floor Area 473 sq ft – 44 sq m
 Garage Area 168 sq ft – 16 sq m



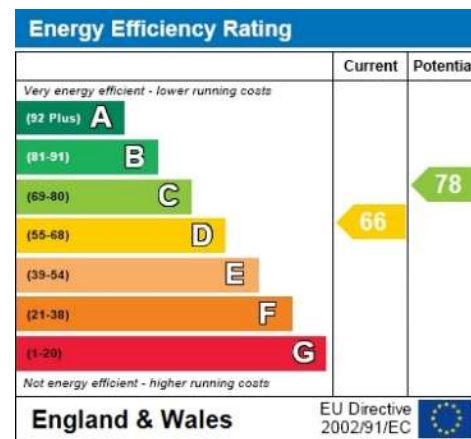
Garage



Ground Floor



First Floor



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 particular 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.

Falcon Close, Hatfield Freehold Price £445,000



A excellently presented three-bedroom end of terrace house located within the highly sought after 'Birds in Trees' area of Hatfield.

- Lounge with Dining Area
- Kitchen
- Utility Room
- Three Bedrooms
- First Floor Balcony to Front
- Front & Rear Gardens
- Garage to Rear
- Off Street Parking
- Close to Ofsted Rated Schools





Front Garden

A paved grass verge and green to the front leading to the front garden with laid lawn.

Entrance

A uPVC double glazed door with frosted decorative coloured glass panels. Opening onto

Porch / Hallway

Porcelain tiled flooring, radiator, space to store coats and footwear, wall mounted thermostat control. Stairs leading to first floor landing. Doors off to

Lounge

A bright airy room with parquet wood flooring, fireplace space with brick surround, brick surround, radiators, double glazed windows to front aspect, fitted window blinds, wall lights, and ceiling fan light.

Dining Area

Parquet wood flooring, radiator, and ceiling light, Ideal for table and chairs for all the family. Smoke detector. Double glazed doors with fitted blinds.

Kitchen

Tiled flooring, a selection wall and base units with work tops, stainless steel sink and drainer, with mixer tap, 4 ring gas hob, integrated electric oven with concealed extractor hood, tiled splash back tiles integrated fridge freezer, dishwasher, and washing machine. Wall mounted `Baxi` combi boiler. Built in storage cupboard. Breakfast bar. Double glazed window overlooking garden.

Utility Room

Tiled flooring, radiator, double glazed door with decorative coloured glass panels, frosted double glazed, a large under stairs storage cupboard, built in storage cupboards housing gas and electric meters. Smoke alarm. Tiled walls.

First Floor Landing

Carpeted flooring, airing cupboard and loft access. Doors to

Bedroom One

Carpeted flooring, built in wardrobes, radiator and double glazed front aspect window.

Bedroom Two

Carpeted flooring, built in wardrobes, radiator double glazed rear aspect window.

Bedroom Three

Carpeted flooring, radiator and double glazed sliding doors to front aspect opening onto the balcony.

Bathroom

Fully tiled, white panelled L – shaped bath with separate hand held shower attachment and overhead watering can style shower with wall mounted thermostatic controls, glass shower screen, floor standing vanity unit with mounted wash basin, low level WC, heated towel rail holder, two double glazed obscure windows to front aspect.

Front Garden

Laid lawn, bath to front door and surround by evergreen borders.

Rear Garden

Patio area ideal for entertaining on or simply relaxing in the sun. Raised laid lawn and path leading to the garage via side door. Low maintenance gravel boarder ideal for potted plants and a selection of shrubs and trees.

Garage

Up and over door, electrical points, lighting, and access to garden via side door.

Further Details

The property is Freehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.