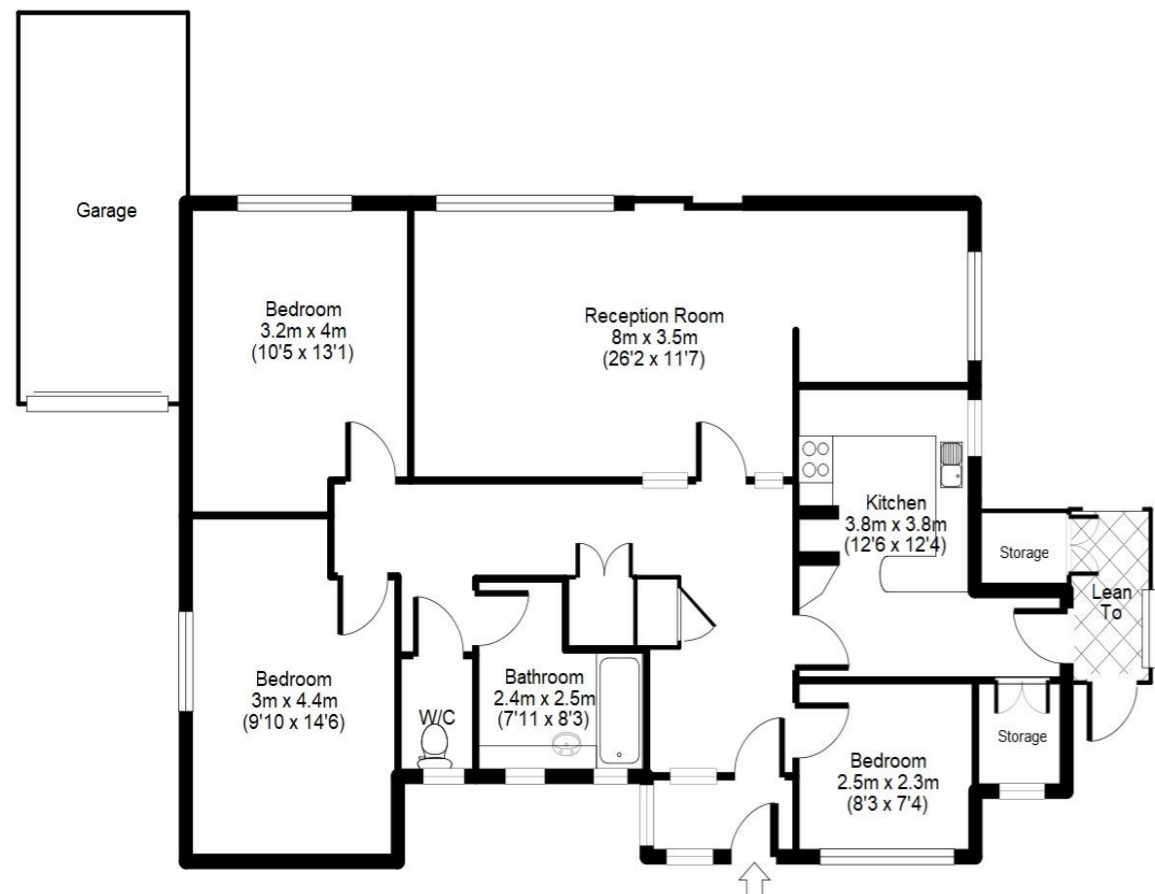


Briars Lane, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1004 sq. ft / 93 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			
(69-80) C			
(55-68) D		68	
(39-54) E			
(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.

Briars Lane, Hatfield Leasehold Price £575,000



DETACHED BUNGALOW IN THE POPULAR TREES AREA. Bungalows of this quality within Hatfield are few and far between, being on a corner plot in a central location opposite a playing field and with a Southerly aspect rear garden.

- Detached Bungalow
- BIRDS & TREES AREA
- Three Bedrooms
- Lounge
- Dining Area
- Kitchen
- Bathroom and Separate W.C.
- Front, Side & Rear Gardens
- Driveway and Garage





Entrance Porch

Via a half frosted glazed front door. Wood clad ceiling. Tiled floor. Frosted glazed windows to front and side. Frosted glazed door to:

Entrance Hall

Single radiator. Cloaks cupboard. Double airing cupboard housing a wall mounted combi boiler. Enlarged hatch to loft. Two wall light points. Glazed partition and door to:

Lounge

Two double radiators. Feature fireplace with flame effect gas fire. Three wall light points. Double glazed picture window overlooking the rear garden. Double glazed patio door to rear garden. Arch to:

Dining Area

Double radiator. Double glazed window to side.

Kitchen

Comprising a range of matching wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Part wood clad walls. Gas cooker point with filter hood over. Plumbing and space for slim line dishwasher. Plumbing for washing machine. Space for under counter fridge and freezer. Walk in larder with shelving and frosted double glazed window to front. Double glazed window to side. Frosted double glazed door to:

Side Porch

Door to front garden. Walk in store. Frosted window to side. Opening to side garden.

Bedroom One

Range of fitted ward robes, Single radiator. Double glazed window to rear.

Bedroom Two

Range of fitted ward robes, Single radiator. Double glazed window to side

Bedroom Three

Single radiator. Double glazed window to front.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Vanity unit with part inset wash hand basin and cupboards under. Heated towel rail. Part tiled walls. Two frosted double glazed windows to front.

Separate WC

Low level W.C. Frosted double glazed window to front.

Front Garden

Mature bushes to front and side boundaries. Inset gravelled paths and flower beds and a range of shrubs and bushes. Paths to front door, side porch and own driveway with parking for two/three cars (could be enlarged) with vehicular access to:

Garage

Single with UPVC up and over wood effect door. Meters. Light and power. Window to side.

Side Garden

Flower beds with a range of mature shrubs and bushes inset paths. Concealed storage area. Cold water tap. Pedestrian gate and arch to:

Rear Garden - Approx. 53' (Longest Point)

Southerly aspect. Paved patio area with a brick raised pond (requires attention). Laid to lawn with inset flower beds and to borders. Extensive range of mature shrubs, bushes and trees.

Further Details

The property is Leasehold
Council Tax Band - Band E

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.