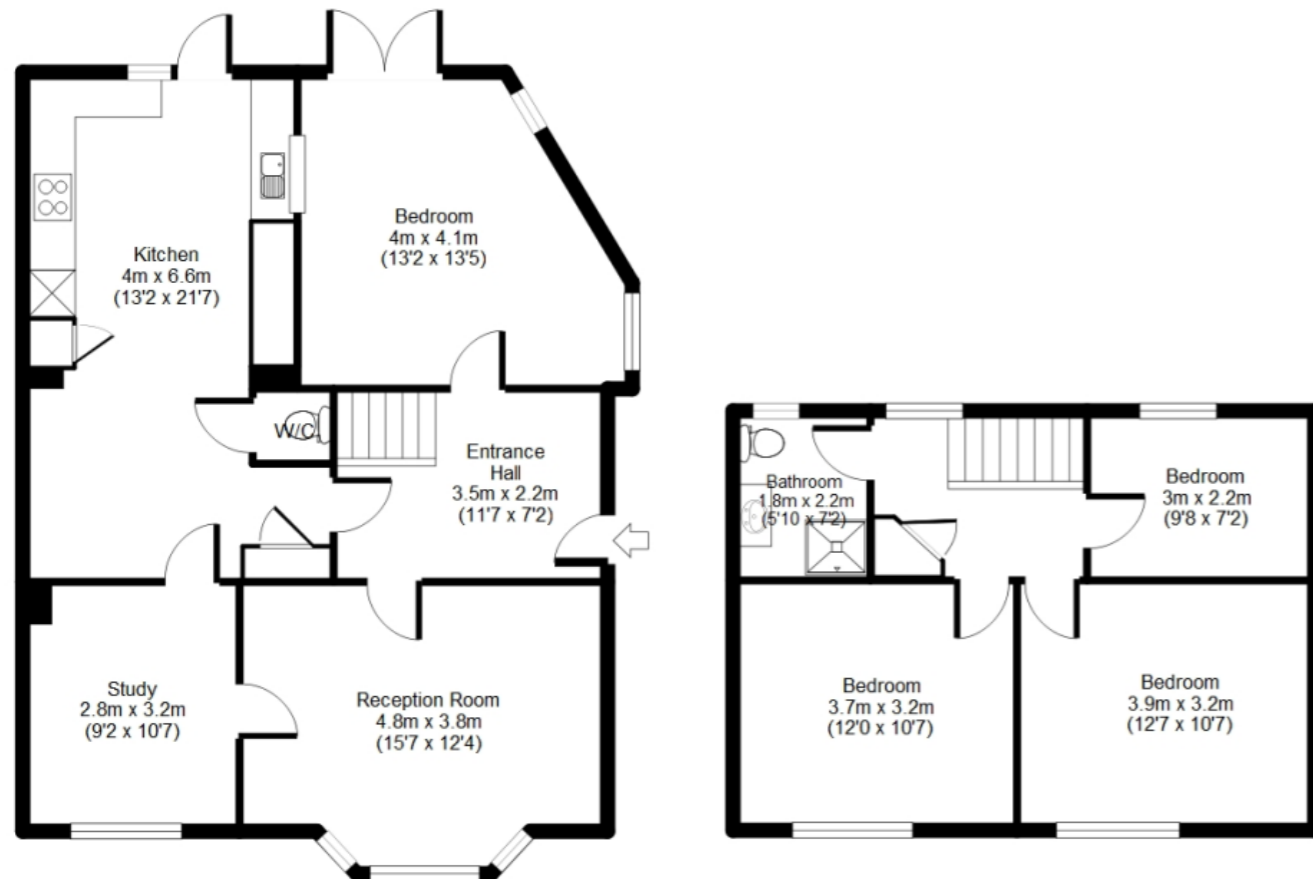


Homestead Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1244 sq. ft / 116 sq. m



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		72	85
		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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Homestead Road, Hatfield Freehold Price £550,000



EXTENDED AND IMPROVED 3 / 4 BED SEMI-DETACHED HOUSE. This ideal family home is situated within the popular and convenient Birchwood area of Hatfield close to local shops, schools, The Birchwood Leisure Centre, Tesco's supermarket and within a mile of the town centre, train station and business park.

- EPC C Rating
- Extended Semi Detached House
- 3 / 4 Bedrooms
- 2 / 3 Reception Rooms
- Refitted Kitchen / Breakfast Room
- Refitted Shower Room
- Ground Floor Cloakroom
- Front & Rear Gardens
- Driveway for 4 Cars
- Convenient Location



Homestead Road, Hatfield



Homestead Road, Hatfield

Entrance Hall

Via a part double glazed and frosted leaded light effect front door. Stairs to first floor with understairs storage cupboard. Meter/fuse cupboard. Single radiator. Laminate flooring. Part glazed door to study/Bedroom four. Panelled effect doors to kitchen and:

Lounge

Two double radiators. Downlighters. Double glazed leaded light effect bay window to front. Multi paned effect glazed door to:

Dining Room

Double radiator. Double glazed leaded light effect window to front. Multi paned effect glazed door to:

Kitchen / Breakfast Room

Comprising a range of refitted wall and base units with matching pelmets with built in downlighters and further concealed lighting. Work surfaces with inset single drainer, one and half bowl stainless steel sink unit with mixer tap. Part tiled walls. Powerpoints with USB ports. Kickspace with LED lighting and warm air heater. Built in gas hob with stainless steel effect extractor hood over. Built in electric double oven. Built in concealed dishwasher and tumble dryer. Plumbing for washing machine. Space for upright American sized fridge/freezer (this can stay subject to negotiation). Base cupboard housing wall mounted boiler. Part laminate/part tiled floor. Double glazed window to rear. Half double-glazed door to rear garden.

Ground Floor Cloakroom

Comprising a low-level W.C. Tiled walls. Extractor fan. Laminate flooring.

Study / Bedroom Four

Three wall light points. Internal leaded light and stained-glass window to kitchen with remote control blind. Dual aspect with double glazed door and window to side and double-glazed French doors to rear garden.

First Floor Landing

Airing cupboard housing hot water cylinder. Access to loft via ladder with light and part boarding. Double glazed window to rear. Panelled effect doors to:

Bedroom One

Two fitted and one single fitted wardrobes, some with mirrored doors. Single radiator. Double glazed leaded light effect window to front.

Bedroom Two

Single radiator. Double glazed leaded light effect window to front. Powerpoints with USB ports.

Bedroom Three

Built in bespoke shelving over the stair bulkhead. Double radiator. Double glazed window to front.

Family Shower Room

Refitted and comprising of a fully tiled and glazed double shower cubicle with twin rainwater and detachable heads. Comfort height W.C. Floating vanity shelf with circular wash hand basin and mixer tap. Fully tiled walls. Tiled floor. Extractor fan. Shaver point. Heated chrome effect towel rail. Built in upright medicine cabinet. Frosted double glazed window to rear.

Front Garden

Laid to lawn with mature hedge to front boundary and flower beds with mature shrubs and bushes. Brick paved driveway providing off street parking for four cars and access to front door and gated pedestrian access to:

Rear Garden

Approx 54'5. Paved patio area and laid to lawn with mature bushes to borders. Cold water tap. Exterior lighting. Timber garden shed with double doors. Metal garden shed with light and power.

AGENTS NOTE

The current owners have updated and modernised many aspects of the property to include:

- New shower room and kitchen fitted in May 2021
- New fuse board in June 2023 Warranty until June 2033
- New pitched tiled roof in May 2022 Warranty until June 2033
- New flat roof in 2018 Warranty until 2028
- Cavity wall insulation in March 2008 Warranty until March 2033
- New double-glazed front door in May 2022 Warranty until May 2033
- New Anglian Double-glazed windows and Soffits August 2008

Further Details

The property is Freehold
Council Tax Band - Band D