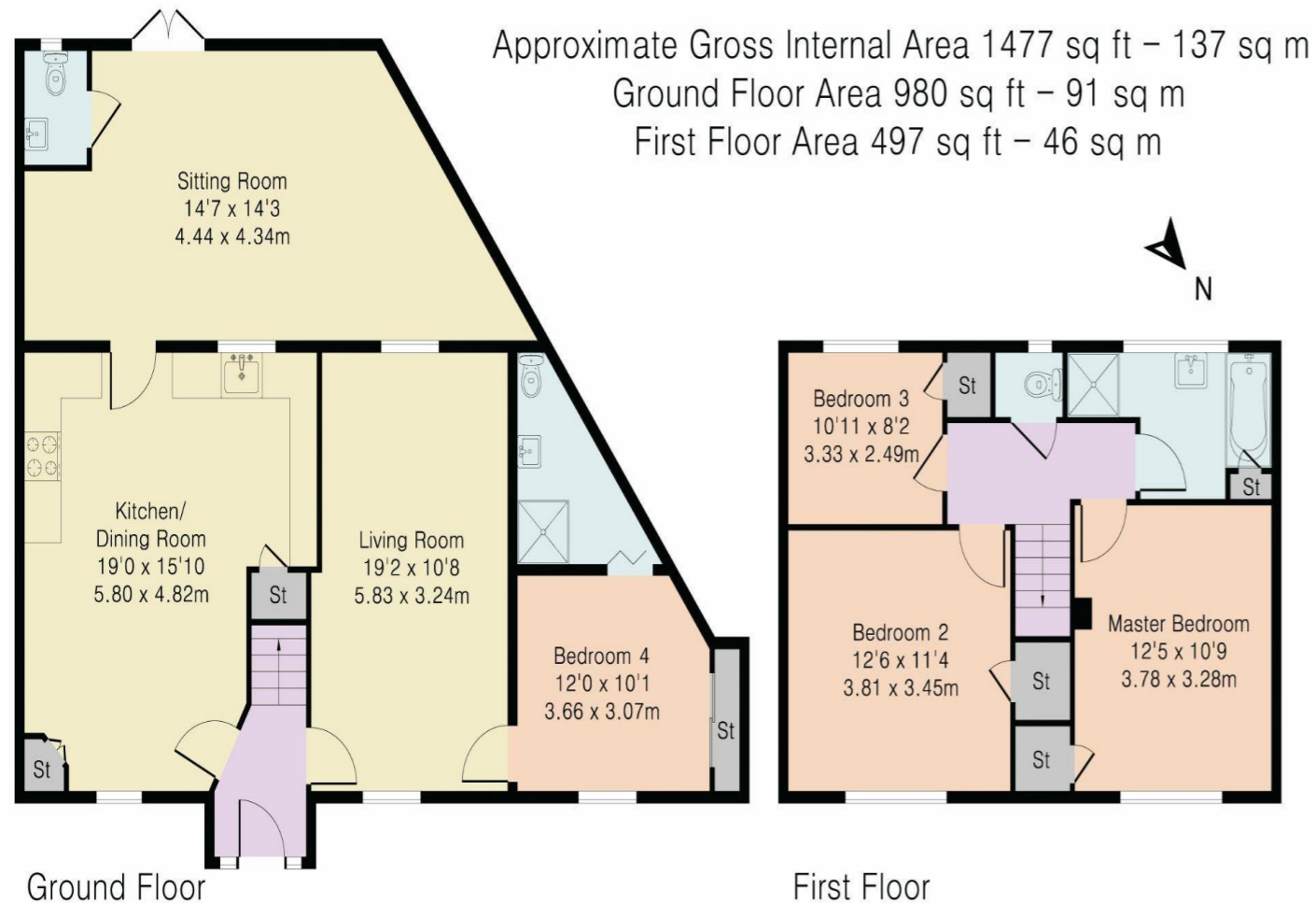


Puttocks Drive, Hatfield, Freehold Price £565,000



A well presented end of terrace house located in a desirable residential road in Welham Green. The property has been extended by the current owners to accommodate family living with the benefit of two separate reception rooms, kitchen/diner and a ground floor bedroom with an en-suite shower and WC.

- End of Terrace House
- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room
- Sitting Room Room
- En-Suite to Bedroom Four (Ground Floor)
- Family Bathroom
- Rear Garden
- Off Street Parking To Front

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(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 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.





Entrance Hall

Via entrance door with sidelite windows either side, glazed window to front, stairs to first floor and landing. Doors to;

Open Plan Kitchen/Dining Room

Kitchen Area: Comprising of a range of wall and base units with work top surfaces over, five ring gas hob, oven below, extractor above, one and a half bowl single drainer sink with mixer tap, space for a slim line dishwasher, radiator enclosed within a radiator cover, double glazed leaded light window to front, an internal double glazed leaded light window and multi pane double glazed lead light door to rear facing into sitting room.

Downstairs Cloakroom

Close couple low flush WC, vanity unit wash hand basin with mixer tap, double glazed leaded light window to rear.

Sitting Room

Double glazed leaded light doors to rear garden. Space for a free standing fridge/freezer, a utility area with a work top and space under for washing machine and tumble drier.

Lounge

Double glazed window to front, an internal double glazed leaded light window to rear into sitting room. radiator concealed within a radiator cover. Door to;

Bedroom Four (Ground Floor)

Double glazed leaded light window to front, wall mounted electric radiator, fitted wardrobes and access to a small loft area. Door to En-Suite.

En-Suite Shower and WC (Ground Floor)

Comprising of a shower cubicle with a wall mounted shower, wash hand basin with storage cupboard below, a close couple low flush WC and an electric towel radiator.

First Floor and Landing

Doors to;

Bedroom One

Double glazed leaded light window to front and radiator.

Bedroom Two

Double glazed leaded light window to front and radiator.

Bedroom Three

Double glazed leaded light window to rear and radiator.

Family Bathroom

Comprising of a panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, shower cubicle, double glazed leaded light window to rear and part tiled walls.

Separate WC

Close couple low flush WC, part tiled walls and double glazed leaded light window to rear.

Front Garden

Off road parking to front.

Rear Garden

A small rear garden with a patio area, artificial lawn and flower bed.

Agents Note

A member of the family is an employee of Raine and Co

Further Details

The property is Freehold
Council Tax Band - Band D

MD79190724

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.