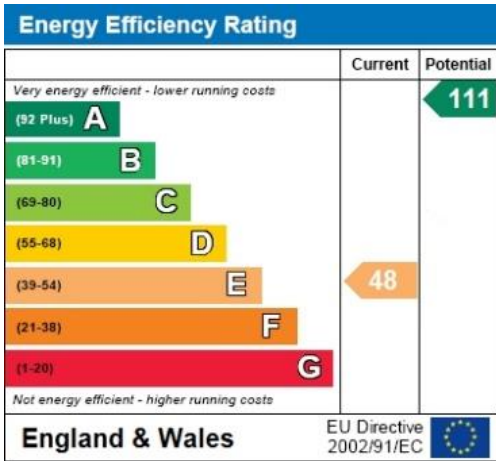


Spring Glen, Hatfield Freehold  
Price £350,000



MID TERRACED HOUSE IN POPULAR LOCATION situated within the popular and convenient Cavendish area of Hatfield close to local shops, schools, The Galleria Shopping Centre and the town centre.

- Mid Terraced House
- 3 to 5 Bedrooms
- 3 Reception Rooms
- Kitchen with Appliances
- Bathroom with Shower
- Ground Floor Cloakroom
- Double Glazing
- Gas C/H to Radiators
- West Aspect Rear Garden



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.



# Spring Glen, Hatfield



### Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor with understairs storage cupboard. Single radiator. Double glazed window to front. Doors to kitchen and:

### Lounge

Double radiator. Double glazed window to front. Door to:

### Dining Room

Single radiator. Double glazed window to rear. Half double glazed door to rear garden.

### Kitchen

Comprising a range of refitted wall and base units, some with glazed fronts and display shelving with work surfaces over. Single drainer and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with concealed filter hood over and oven under. Built in concealed dishwasher, fridge and freezer. Wall mounted concealed boiler. Tiled floor. Downlighters. Double radiator. Double glazed window to rear. Door to:

### Rear Hall

Storage cupboard. Single radiator. Tiled floor. Half double glazed door to rear garden. Doors to study and:

### Cloakroom

Low level W.C. Wash hand basin. Double radiator. Frosted double glazed window to rear.

### Study

Single radiator. Double glazed window to front.

### First Floor Landing

Airing cupboard. Access to loft. Doors to:

### Bedroom One

Built in single and double cupboards. Single radiator. Two double glazed windows to front.

### Bedroom Two

Single radiator. Double glazed window to rear.

### Bedroom Three

Single radiator. Double glazed window to front.

### Bathroom

Comprising a panel enclosed bath with mixer tap and separate electric shower unit. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Low level W.C with concealed cistern. Single radiator. Frosted double glazed window to rear.

### Front Garden

Path to front door. Covered area.

### Rear Garden

Paved patio area and laid to lawn.

### Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**

# Spring Glen, Hatfield



### Material Information

Part A:  
Council Tax Band: C Amount £:  
Freehold

### Part B

Type: House  
Physical Characteristics: Mid Terraced  
Construction Type: Traditional  
Rec Rooms: 3 Bedrooms: 3 Bathrooms: 1 Kitchens: 1  
Parking: On Street  
Mobile Signal: Great  
Are the following Services connected:  
Electricity Yes  
Renewable / Batteries No  
Gas Yes  
Water Yes  
Telephone Yes  
Broadband Yes  
Drainage Yes  
Does the property have Central Heating Yes  
What Fuel does it use: Gas

### Part C

Are there any known safety issues: No If Yes What:  
Has the property been adapted for accessibility: No  
Is the property in a Conservation area: No  
Is the property a listed building: No  
Are there any planning applications, which of approved would affect the property: No  
Is the access road made up and adopted: Yes  
Is the property affected by any rights of way: No  
Are there any proposals or disputes which affect the property (either with an individual or public body): No  
Are there any shared or communal facilities: No  
Are there any covenants affecting the property: No  
Are there any preservation orders affect the property: No  
Has the property been extended: No  
Was planning permission granted: No  
Did it comply with Building Regs: No  
copies of the planning permission available: No  
What was the date of the extension: No  
Have you carried out any alteration to the property: No  
Is there any coastal erosion risk: No  
Has there been any mining in the area: No  
Has Japanese Knotweed ever been identified at the property or adjoining land: No

### Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer: No

Are there any material issues with the property that any potential should be aware of: No