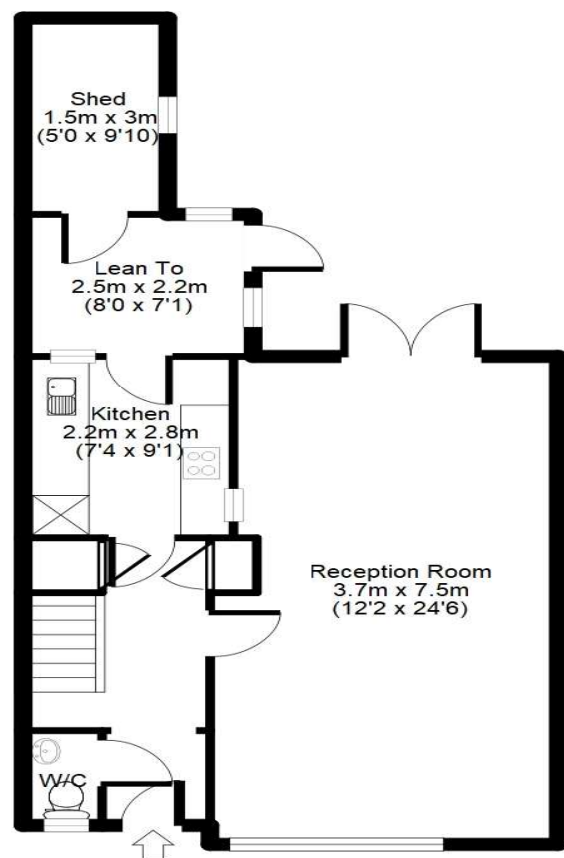
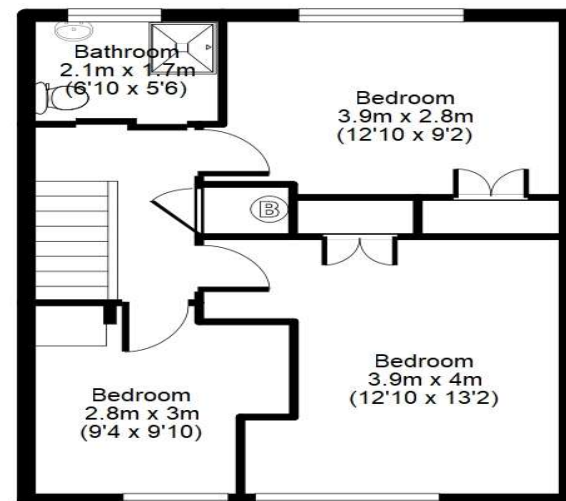


## Greville Close, Welham Green, AL9

APPROX GROSS INTERNAL FLOOR AREA: 1020 sq. ft / 95 sq. m incl Lean To and Shed

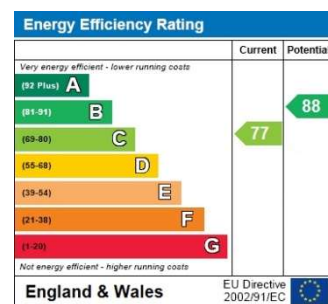


Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale



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.

## Greville Close, Hatfield Freehold Price £400,000



PRICED TO SELL. Mid terraced house situated within a cul-de-sac location close to the village shops, schools and train station. Offered with a CHAIN FREE TRANSACTION.

- Mid Terraced House
- Village Cul-De-Sac Location
- Three Bedrooms
- Lounge / Dining Room
- Kitchen with Hob & Oven
- Ground Floor Cloakroom
- First Floor Wet Room
- South Easterly Aspect Rear Garden





## Entrance Porch

Via a part frosted double glazed front door. Wood effect flooring. Doorway to entrance hall, door to:

## Ground Floor Cloakroom

Comprising a low level W.C. Wall mounted wash hand basin with splash back tiled wall. Wood effect flooring. Frosted window to front.

## Entrance Hall

Stairs to first flooring with under stairs storage cupboard housing meters and with twin doors. Shelved storage cupboard. Double radiator. Wood effect flooring. Multi paned doors to kitchen and:

## Lounge / Dining Room

Two double radiators. Four wall light points. Dual aspect with double glazed multi paned effect windows to front and matching French doors to rear garden.

## Kitchen

Comprising a range of matching wall and base units with work surfaces over and inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Tiled walls. Built in electric hob with filter hood over. Built in double oven. Space for upright fridge/freezer. Plumbing for washing machine and dishwasher. Serving hatch to lounge dining room. Double glazed window to rear. Half double glazed door to:

## Rear Hall

Tiled floor. Cold water tap. Windows to side and rear. Half double glazed door to rear garden. Door to:

## Utility

Light and power. Window to side.

## First Floor Landing

Cupboard housing wall mounted combi boiler. Access to loft. Down lighters. Panelled effect doors to:

## Bedroom One

Built in double cupboard. Double radiator. Double glazed multi paned effect window to front.

## Bedroom Two

Built in double cupboard. Double radiator. Double glazed window to rear.

## Bedroom Three

Single radiator. Double glazed multi paned effect window to front.

## Wet Room

Fully tiled walls with a sloped floor to a central drain and with an electric wall mounted shower unit. Low level W.C. Extractor fan. Double radiator. Frosted double glazed window to rear.

## Front Garden

Path to front door.

## Rear Garden - Approx 49'8

South easterly aspect. Paved patio area and laid to lawn with a range of mature shrubs and bushes. Exterior lighting. Timber garden shed Side pedestrian access to Greville Close. Rear pedestrian access to Aldenham Close.

## Further Details

The property is Freehold

Council Tax Band - Band D