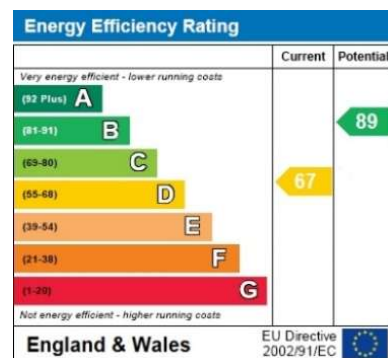
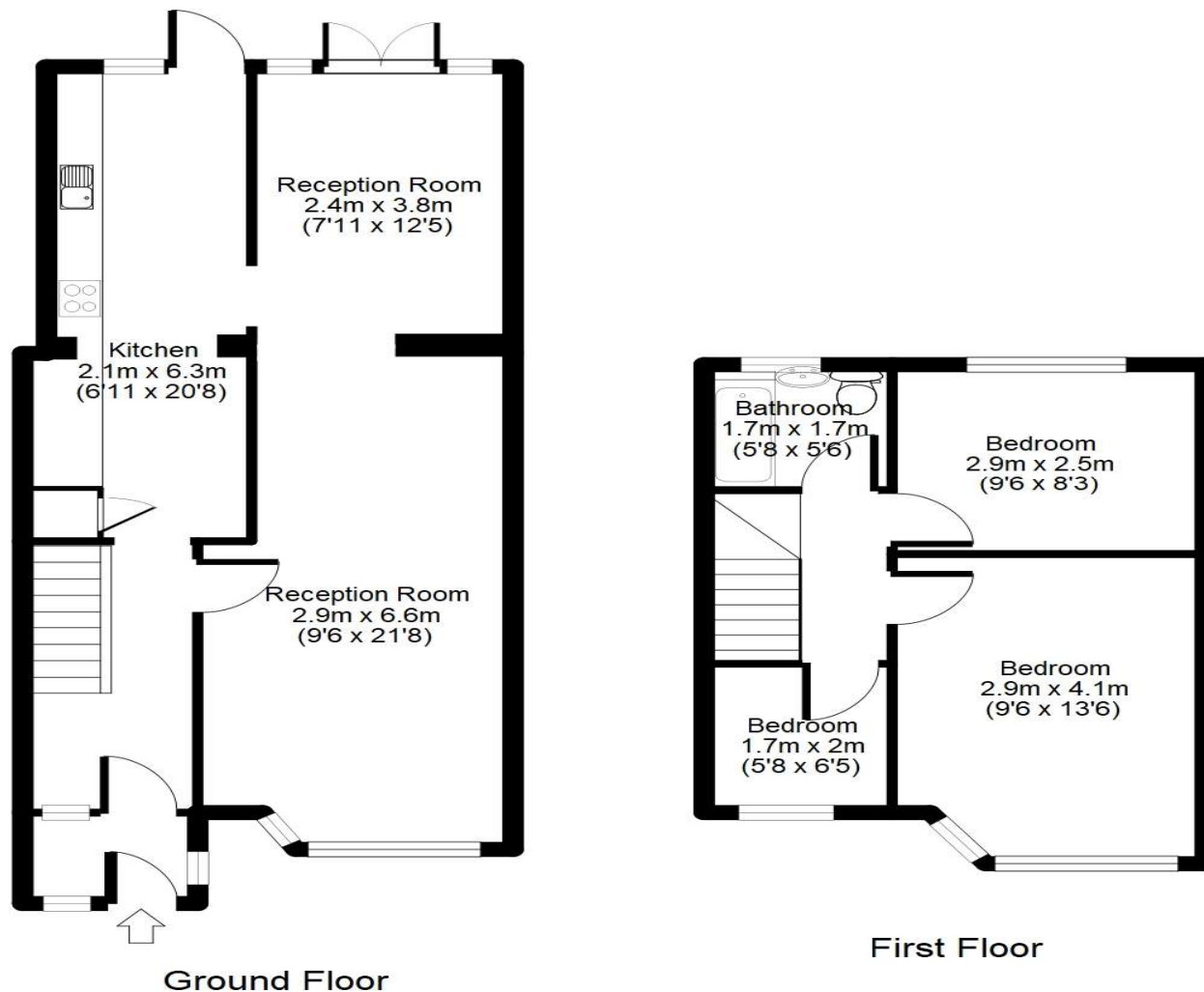


## Broad Acres, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 823 sq. ft / 77 sq. m



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.

## Broad Acres, Hatfield Freehold Price £400,000



EXTENDED 1930'S MID TERRACED HOUSE LOCATED IN HATFIELD GARDEN VILLAGE situated within this highly popular area close to local shops, preferred schools, Hatfield Business Park and countryside.

- Extended Mid Terraced House
- Popular Location
- Three Bedrooms
- Lounge
- Separate Dining Room
- Refitted Kitchen
- Bathroom with Shower
- Own Drive
- Approx. 72' Rear Garden







## Entrance Porch

Via a part frosted double glazed front door. Wood veneer effect flooring. Double radiator. Frosted double glazed windows to front and side. Multi paned door to:

## Entrance Hall

Stairs to first floor with understairs storage cupboard. Wood veneer effect flooring. Double radiator. Integral double glazed window to porch. Doorway to kitchen. Panelled effect door to:

## Lounge

Two double radiators. Double glazed bay window to front. Opening to:

## Dining Room

Double radiator. Double glazed French doors to rear garden with matching wing windows. Doorway to:

## Kitchen

Comprising a range of matching refitted wall and base units, some with glazed fronts and high level shelving. Work surfaces with inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Electric cooker point with concealed filter hood over. Space for under counter fridge and freezer. Plumbing for washing machine. Concealed wall mounted combi boiler. Double radiator. Double glazed window to rear. Double glazed door to rear garden.

## First Floor Landing

Access to loft via ladder with light. Panelled effect doors to:

## Bedroom One

Double radiator. Double glazed bay window to front.

## Bedroom Two

Double radiator. Double glazed window to rear.

## Bedroom Three

Double radiator. Double glazed window to front.

## Bathroom

Comprising a panel enclosed bath with built in shower over and glazed screen. Pedestal wash hand basin. Low level W.C. Tiled walls. Extractor fan. Heated towel rail. Frosted double glazed window to rear.

## Front Garden

Mainly paved providing off street parking for one car. Flower beds to borders.

## Rear Garden - Approx 72'9

Well-tended with a paved patio area and laid to lawn with flower beds to borders. Range of mature shrubs and bushes. Cold water tap. Exterior lighting. There is a second paved patio area at the end of the garden to catch the evening sun. Timber garden shed. Gated pedestrian rear access.

## Further Details

The property is Freehold

Council Tax Band - Band C