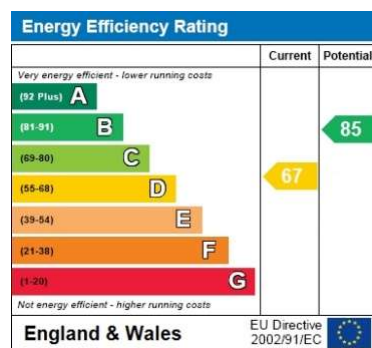
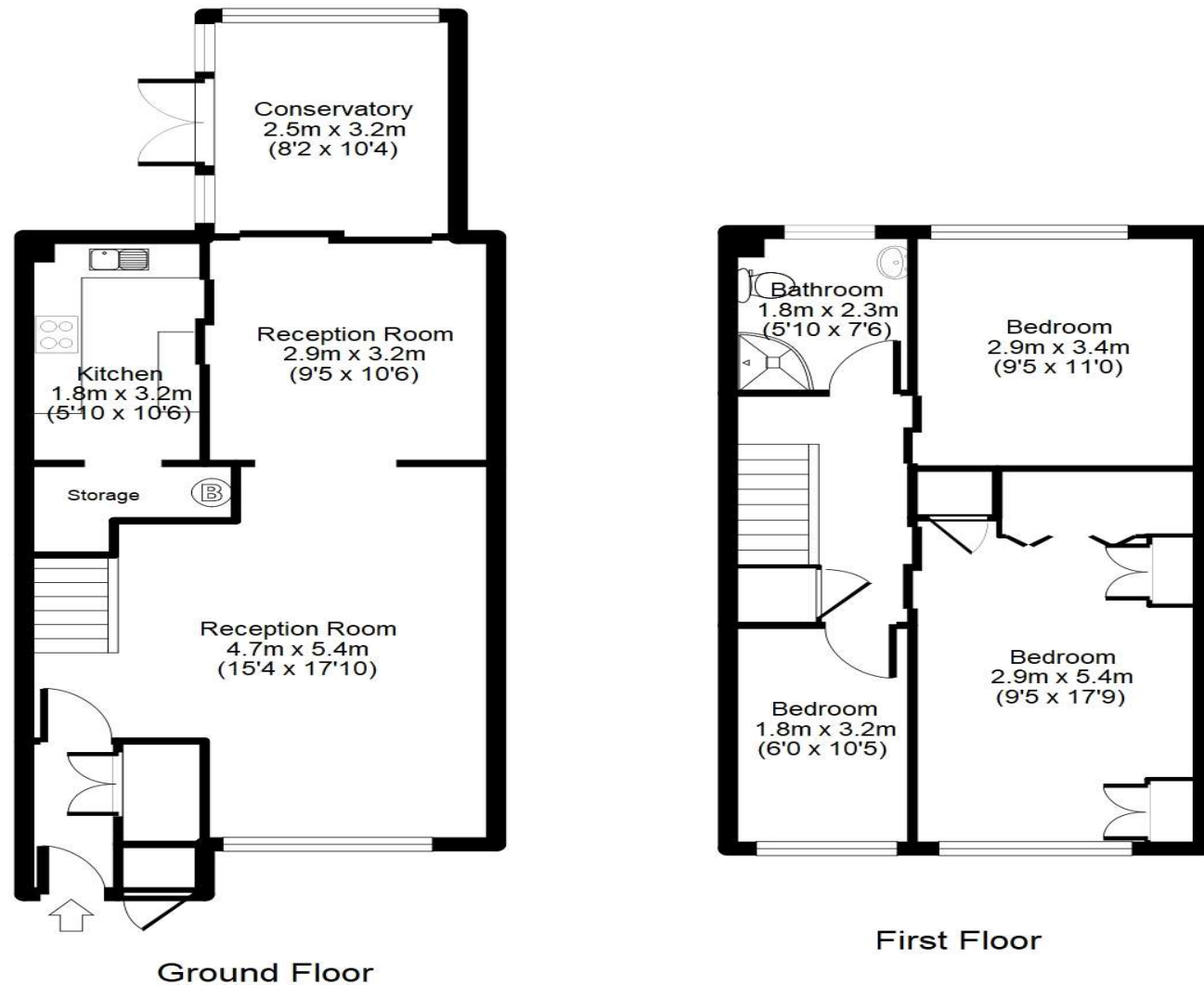


Old Hertford Road, Old Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 980 sq. ft / 91 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.

Old Hertford Road, Hatfield Freehold Price £425,000



CLOSE TO TRAIN STATION AND VIEWS OVER HATFIELD PARK. Mid terraced house is situated within a desirable and convenient location in Old Hatfield close to local shops. The property has recently been redecorated throughout and also had new carpets and floor coverings fitted.

- Mid Terraced House
- Overlooking Hatfield Park
- Close to Train Station
- Three Bedrooms
- Lounge & Dining Room
- Kitchen with Hob & Oven
- Conservatory
- Shower Room
- Garage
- Front & Rear Gardens





Entrance Hall

Via a UPVC front door and a frosted double glazed side window. Double cloaks cupboard. Electric radiator. Door to:

Lounge

Double glazed picture window to front with views over Hatfield Park woodland. Stairs to first floor. Warm air vents. Open to:

Dining Room

Warm air vent. Door to kitchen. Double glazed patio doors to:

Conservatory

Brick base with double glazed windows to sides and rear. Double glazed French doors to rear garden. Obscured roof. Electric radiator.

Kitchen

Comprising a range of fitted wall and base units with display shelving and work surfaces over. Inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Tiled walls. Built in gas hob with oven under and overhead filter hood. Space for upright fridge/freezers. Plumbing for washing machine. Deep under stairs storage cupboard housing boiler. Double glazed window to rear.

First Floor Landing

Over stairs storage cupboard. Access to loft. Warm air vents. Doors to:

Bedroom One

Range of fitted drawers, wardrobes (some with mirrored fronts), bedspace with matching cupboards over and bedside cabinets and shelving. Warm air vent. Airing cupboard. Double glazed window to front with views over Hatfield Park woodland.

Bedroom Two

Bedroom Two: Range of fitted drawers, wardrobes, bedspace with matching cupboards over, bedside cabinets and shelving. Warm air vent. Corner vanity unit with splash back tiled wall, inset wash hand basin and cupboard under. Double glazed window to rear.

Bedroom Three

Warm air vent. Double glazed window to front with views over Hatfield Park woodland.

Shower Room

Comprising a fully tiled corner shower cubicle with glazed screens and electric shower. Low level W.C. Corner Vanity unit with wash hand basin, mixer tap and drawer under. Heated chrome effect towel rail. Frosted double glazed window to rear.

Front Garden

Mainly flower beds and gravelled with a range of mature shrubs and bushes. Path to front door. Storage cupboard.

Garage

Situated to front in a block with metal up and over door.

Rear Garden - Approx 38`1

Tiered with a paved patio area and steps up to lawned areas with brick retaining walls, matching steps and a range of mature shrubs and bushes to borders. Rear pedestrian access via gate. Cold water tap.

Communal Areas

Laid to lawn with inset paths and a range of mature bushes.

Service Charge: Approx £500 per annum

Further Details

The property is Freehold

Council Tax Band - Band D