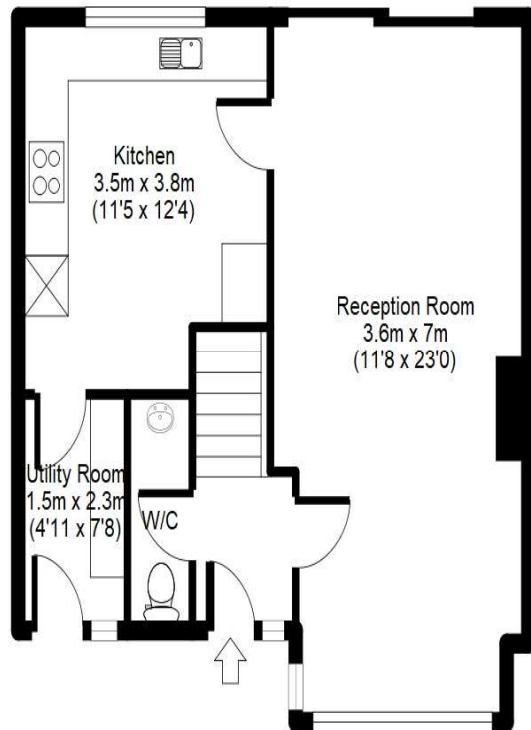
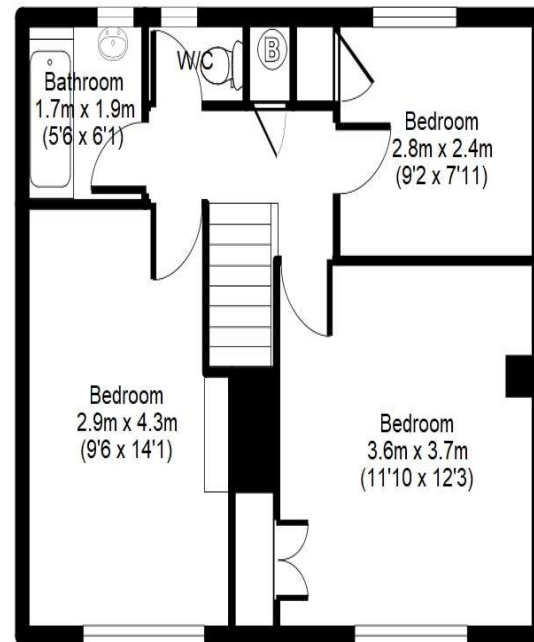


## Hillcrest, Hatfield, AL10

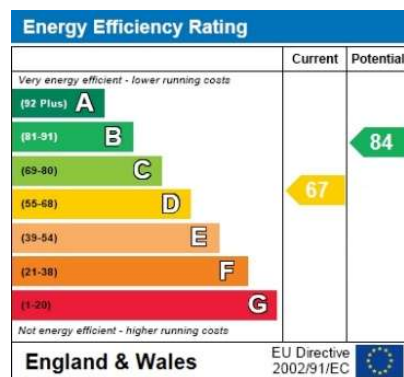
APPROX GROSS INTERNAL FLOOR AREA: 967 sq. ft / 90 sq. m



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.

## Hillcrest, Hatfield Freehold Price £350,000



SPACIOUS MID TERRACED HOUSE IN POPULAR & CONVENIENT LOCATION. Ideal family home situated within the popular Cavendish area of Hatfield close to local schools, The Town Centre, Swimming Pool and The Galleria Shopping Centre.

- Mid Terraced House
- Popular Location
- Three Bedrooms
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Bathroom and Sep W.C.
- Front & Westerly Aspect Rear Garden





## Entrance Hall

Via a Georgian style part frosted glazed front door. Stairs to first floor. Double radiator. Frosted window to front. Frosted multi paned door to lounge / dining room. Door to:

## Cloakroom

Low level W.C. Vanity unit with wash hand, mixer tap, cupboards and drawers under. Part tiled walls. Frosted double glazed multi paned effect window to front.

## Lounge / Dining

Two Double radiator. Feature fireplace with electric flame effect fire. Dual aspect with double glazed multi paned effect window to front and double glazed multi paned effect patio doors to rear garden. Frosted multi paned door to:

## Kitchen

Comprising a range of matching wall and base units, some with leaded light effect glazed fronts. Work surfaces with inset single drainer, one and a half bowl ceramic sink unit with mixer tap. Part tiled walls. Built in electric hob with concealed filter hood over. Built in double oven. Space for upright fridge/freezer. Part wood clad walls. Single radiator. Tiled floor. Double glazed multi paned effect window to front. Frosted multi paned effect door to:

## Utility Room

Comprising a range of matching wall and base units with work surfaces over. Plumbing for dishwasher and washing machine. Space for tumble dryer. Georgian style part frosted glazed door to front. Frosted glazed window to front.

## First Floor Landing

Airing cupboard housing a wall mounted conventional boiler. Access to loft. Doors to:

## Bedroom One

Built in double cupboard with panelled effect doors. Display arch. Single radiator. Double glazed multi paned effect window to front.

## Bedroom Two

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

## Bedroom Three

Built in single cupboard. Wood effect flooring. Double glazed multi paned effect window to rear.

## Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with cupboard under. Part tiled walls. Single radiator. Frosted double glazed multi paned effect window to rear.

## Separate WC

Low level W.C. Frosted double glazed multi paned effect window to rear.

## Front Garden

Laid to lawn with mature hedge to front boundary and path to front and utility room doors. Flower beds with a range of mature shrubs and bushes. Exterior light.

## Rear Garden - Approx 56' 10"

Westerly aspect. Paved patio area and laid to lawn with flower beds to borders with a range of mature shrubs and bushes. Mature hedges to rear. Cold water tap. Exterior lighting. Path to rear.

## AGENT'S NOTE

The current owners rent a single garage to the rear from Welwyn Hatfield Council (01707) 357000. The garage has a lockable pedestrian door to the rear garden. If you are interested in renting the garage, please enquire with Welwyn Hatfield Council to check the availability. If the new purchaser does not require the garage, then the doorway can be boarded up.

## Further Details

The property is Freehold

Council Tax Band - Band D