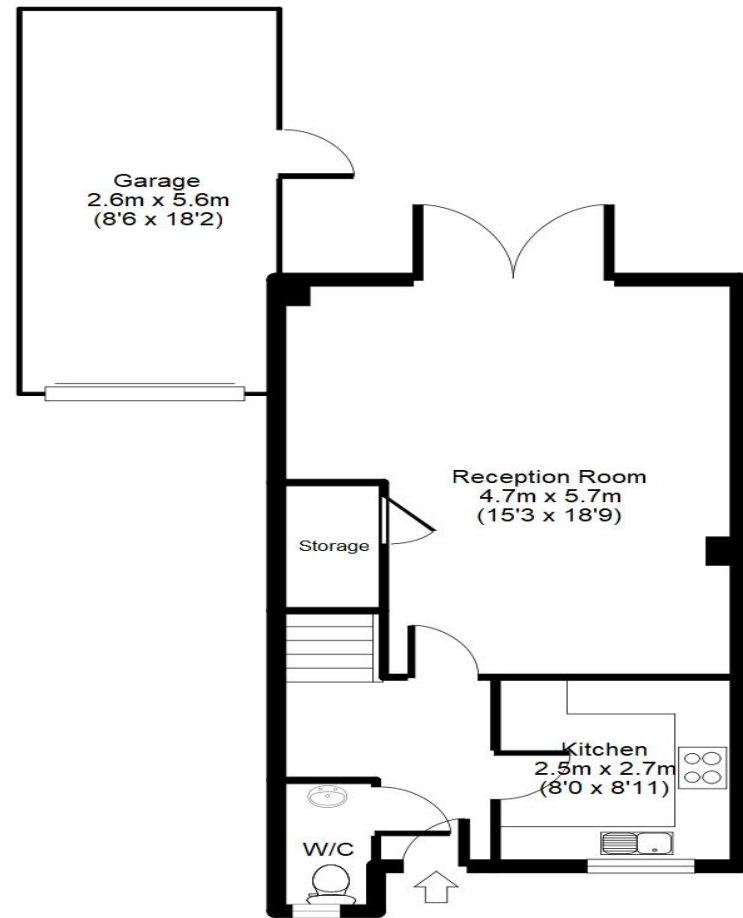
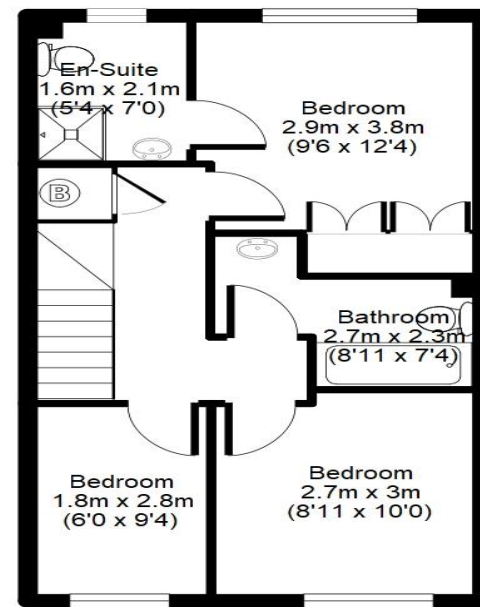


## Campion Road, Hatfield, AL10

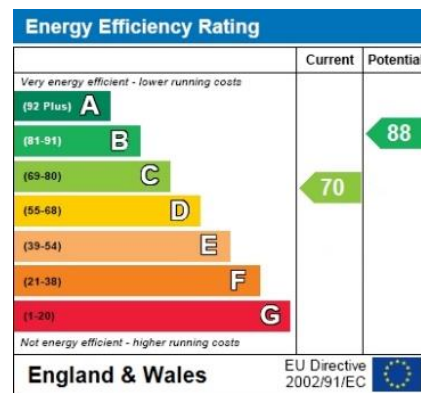
APPROX GROSS INTERNAL FLOOR AREA: 845 sq. ft / 79 sq. m not incl Garage



Ground Floor



First Floor



For identification purposes only  
Measurements are approx and not to scale

## Campion Road, Hatfield Freehold

Price £450,000



HATFIELD GARDEN VILLAGE HOME. This modern semi-detached house is situated on the edge of Hatfield within this popular location close to local shops, The Hatfield Business Park and Green Lanes School.

- Modern Semi Detached House
- Hatfield Garden Village
- Three Bedrooms
- En-Suite Shower to Bedroom One
- Redecorated throughout.
- New Carpets
- Front & Rear Gardens
- Garage & Driveway



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.





## Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Double radiator. Panelled effect doors to:

## Ground Floor Cloakroom

Low level W.C. Pedestal wash hand basin with splash back tiled walls. Double radiator. Frosted double glazed multi paned effect window to front.

## Kitchen

Comprising a range of matching fitted wall and base units with work surfaces over and inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine. Downlighters. Double glazed multi paned effect window to front.

## Lounge / Dining Room

Two double radiators. Deep understairs storage cupboard. Double glazed French doors to rear garden.

## First floor Landing

Airing cupboard housing wall mounted combi boiler. Access to loft with light. Double glazed multi paned effect window to side. Panelled effect doors to:

## Bedroom One

Two fitted double wardrobes. Double radiator. Double glazed multi paned effect window to rear. Panelled effect door to:

## En-Suite Shower Room

Comprising a fully tiled double shower cubicle with glazed screens, door and shower. Low level W.C. Pedestal wash hand basin. Part tiled walls. Downlighters. Shaver point. Extractor Fan. Double radiator. Frosted double glazed multi paned effect window to rear.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Comprising a panel enclosed bath with mixer tap and hand shower attachment. Low level W.C. Pedestal wash hand basin. Part tiled walls. Downlighters. Shaver point. Extractor Fan. Double radiator.

## Front Garden

Laid to lawn with flower borders and arrange of shrubs. Path to front door. Cold water tap. Exterior lighting. Parking space for one car. Additional parking space to side giving access to:

## Garage

Single with up and over doors. Possible reaves storage. Light and power. Half glazed door to:

## Rear Garden

Paved patio area and laid to lawn. Exterior lighting.

## Further Details

The property is Freehold

Council Tax Band - Unknown