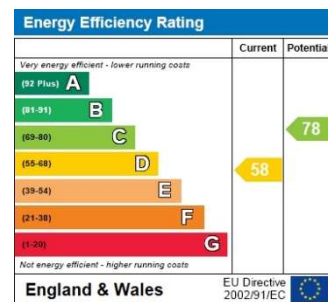


Total area: approx. 173.8 sq. metres (1870.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



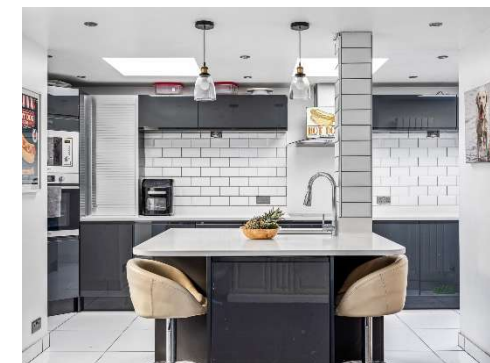
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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.

Veritys, Hatfield Freehold Price £410,000



EXTENSIVELY EXTENDED AND IMPROVED HOUSE. Situated close to local shops, Hatfield Town Centre and Then Galleria Shopping Centre this semi detached house really is a Tardis with ground floor extensions to the front, side and rear.

- Extensively Extended Semi Detached House
- Improved and Decorated to a High Standard
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Room/conservatory
- Snug
- Bathroom with Shower
- Loft Room
- Heated Double Garage to Rear / Southerly Aspect rear Garden





Entrance Hall

Via a uPVC part double glazed leaded light effect front door. Stairs to first floor with understairs storage cupboard. Cloaks cupboard. Radiator. Double doors to lounge/dining room. Door to:

Utility Cupboard

Tiled floor. Double radiator. Downlighters.

Lounge / Dining Room

Radiator. Wood veneer flooring. Downlighters. Wall recess suitable for satellite box. Double glazed window to front. Doorway to conservatory/family room. Open to:

Kitchen / Breakfast Room

Comprising an extensive range of matching refitted wall and base units with granite work surfaces over. Matching island unit with breakfast bar and inset single bowl stainless steel sink unit with mixer tap and contoured drainer. Built in five rings hob with stainless steel filter hood over. Built in double oven, microwave and coffee maker. Built in concealed upright fridge and separate upright freezer. Tiled flooring. Upright radiator. Three double glazed skylights.

Conservatory / Family Room

Radiator. Wood veneer flooring with inset concealed power points. Double glazed windows to rear and sides. Double glazed patio doors to side giving access to rear garden. Steps up to:

Snug

Upright radiator. Down lighters. Double glazed window to side. Tiled floor and walls. Double doors and steps up to garage.

First Floor Landing

Down lighters. Double glazed window to side. Panelled doors to:

Bedroom One

Range of fitted wardrobes to one wall with sliding doors, one mirrored. Downlighters. Radiator. Three wall recesses. Double glazed window to front.

Bedroom Two

Down lighters. Double glazed window to rear. Steps and hatch to:

Loft Room

Boarded. Light and power. Wall mounted boiler.

Bathroom

Comprising a panel enclosed bath with mixer tap and hand shower attachment as well as separate shower unit over. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Radiator. Airing cupboard. Tiled floor. Frosted double glazed window to side.

Separate WC

Low level W.C. Down lighters. Tiled walls. Tiled floor. Frosted double glazed window to side.

Front Garden

Laid to lawn with flower beds to borders. Path to front door. Canopy over the lounge window with down lighters.

Rear Garden

Southerly aspect with a paved patio area and steps up to second patio area. Exterior lighting. Cold Water tap. Timber garden shed. Rear pedestrian access via gate.

Double Garage

Located to rear and accessed via Hillcrest. With twin remote control electric up and over doors. Wall mounted combi boiler (separate to house) and double radiator. Tiled floor. Built in storage cupboards to one wall. Double glazed double doors to rear garden. The garage cupboards have sockets in them and one of them has a mini fridge fitted.

Further Details

The property is Freehold

Council Tax Band - Band C