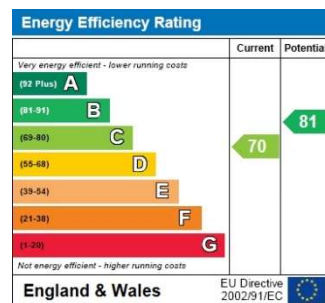


Elm Drive, Hertfordshire AL9

Total Area: 112.9 m² ... 1215 ft²

All measurements are approximate and for display purposes only



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.

Elm Drive, Hatfield Freehold Price £415,000



EXTENDED HOUSE IN THE POPULAR TREES AREA. This mid terraced house is situated overlooking a green within the popular trees area of Hatfield close to local schools and the town centre.

- Extended Mid Terraced House
- Popular Trees Area
- Decorated to High Standard
- Three Spacious Bedrooms
- Shower Room
- Separate W.C.
- Front & Rear Gardens
- Possibly Chain Free





Entrance Hall

Via a frosted double-glazed front door. Stairs to first floor. Tiled floor. Utility recess with plumbing for washing machine and wall mounted boiler. Door to kitchen. Frosted multi paned door to:

Lounge / Dining Room

Open plan with features gas flame effect fire with brick surround. Three double radiators. Two wall light points. Laminate wood effect flooring. Double glazed roof lantern. Dual aspect with double glazed window to front and double glazed bi-folding doors to rear garden. Open to:

Kitchen

Comprising a range of refitted matching wall and base units, peninsular base unit with work surfaces over and inset stainless steel single sink unit with mixer tap. Splashback tiled walls. Built in gas hob with oven under and overhead concealed filter hood. Space for upright fridge/freezer. Plumbing and space for slimline dishwasher. Space for tumble dryer. Tiled floor.

Floor Landing

Laminate wood effect flooring. Access to loft. Doors to:

Bedroom One

Double radiator. Laminate wood effect flooring. Double glazed window to front.

Bedroom Two

Double radiator. Laminate wood effect flooring. Double glazed window to rear.

Bedroom Three

Built in over stairs storage cupboard. Double radiator. Laminate wood effect flooring. Double glazed window to front.

Shower Room

A refitted suite comprising a walk-in shower with glazed screen and shower unit with rainwater head. Low level W.C. Wash hand basin with mixer tap. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

Separate WC

Low level W.C. Tiled floor. Part tiled walls.

Front Garden

Path to front door with flower bed to side and a range of mature shrubs and bushes. Hedge to front boundary.

Rear Garden

Approx 45`5. Recently landscaped with a paved patio area with dwarf wall and step up to the laid to law. Exterior lighting. Cold water tap. Garden shed. Rear pedestrian access via gate (currently blocked).

Further Details

The property is Freehold

Council Tax Band - Band D