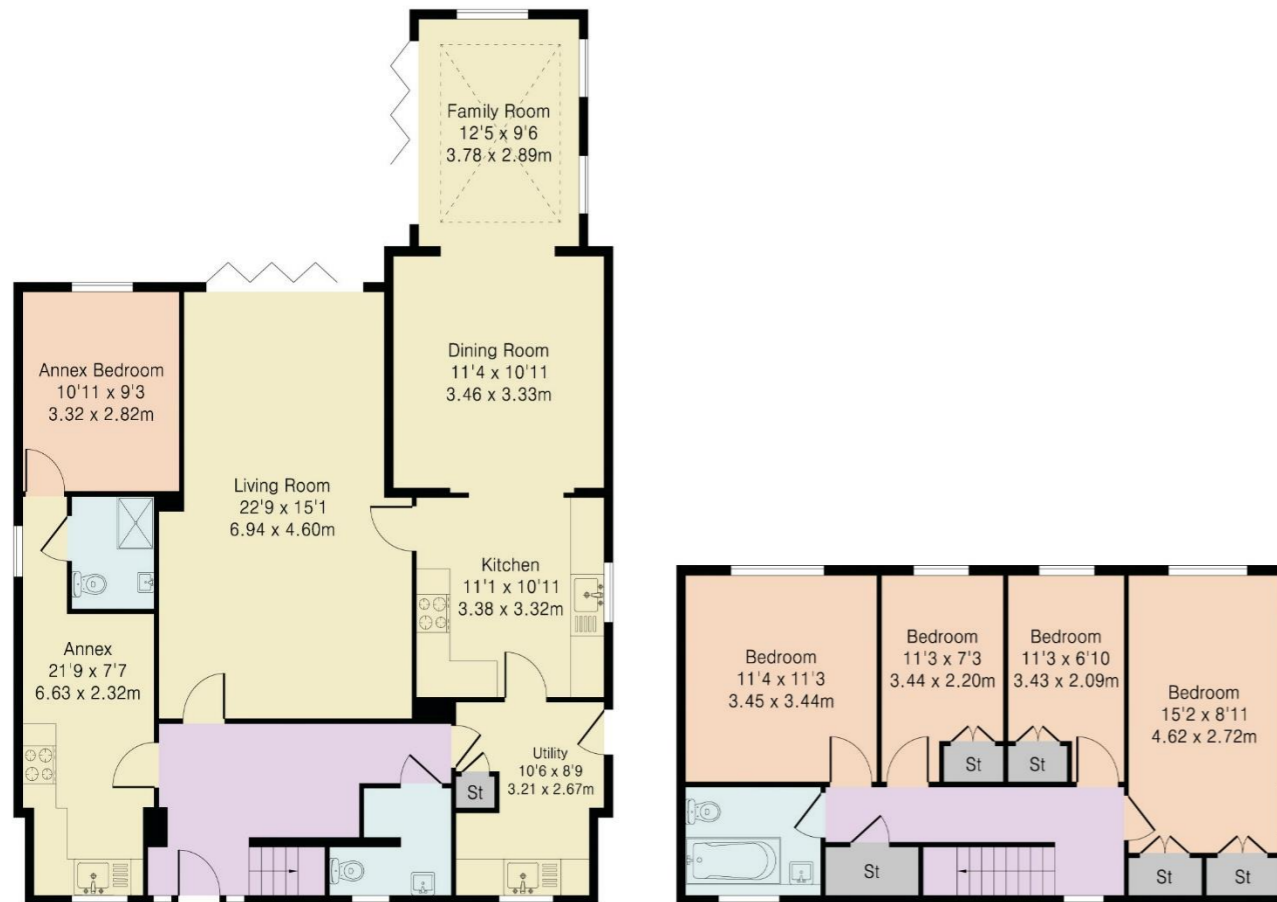


Approximate Gross Internal Area 1883 sq ft - 175 sq m

Ground Floor Area 1270 sq ft – 118 sq m

First Floor Area 613 sq ft – 57 sq m

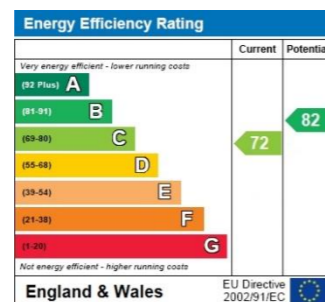


Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 particular 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 £850,000



This well appointed EXTENDED FOUR BEDROOM DETACHED House is situated within the POPULAR BIRD IN TREES AREA OF HATFIELD with easy access to village shops, schools and the A1(M).

- Extended Detached House
- Self-Contained Annexe to Side
- Ground Floor Cloakroom
- Utility Room
- Four Bedrooms
- Kitchen with Dining Area
- Orangery
- Parking to front for 4 Vehicles
- Timber Outbuilding





Entrance Hall

Via a double glazed composite front door and frost double glazed windows, tiled quartz flooring, radiators and carpeted stairs to first floor. Doors off to

Annexe

Laminated flooring with under floor heating throughout, a fully equipped kitchen with lounge/ dining area. The shower room has a corner shower with thermostatic controls and a choice of two shower attachments, concealed cistern and mounted stone hand wash basin. The bedroom to the rear overlooks the garden via a double glazed window, radiator and TV points.

Lounge

Quartz tiled flooring, partial under floor heating, radiators, decorative surround with marble heath. Radiators. TV points Bi-fold doors opening onto the decked entertainment area.

Ground floor cloakroom

Fully tiled throughout, vanity unit with a decorative mounted hand wash basin with mixer tap, low flushing WC, bidet and double glazed frosted window to front. (CHECK HEATING SOURCE)

Utility Area

Tiled flooring, uPVC door to side, Space and plumbing for dishwasher, washing machine and tumble dryer, base units with worktops with stainless steel sink and drainer. Wall mounted 'Ideal' combination boiler. Double glazed window to front.

Kitchen/Dining Area

Comprising a range of matching wall and base units with work surfaces over with splashback tiles a stainless steel one and a half bowl sink unit with mixer tap. Integrated four ring electric hob with overhead filter hood over and Integrated electric oven. Space for upright a large fridge/freezer. Radiator. Space for large table and chairs. Leading to

Orangery

A bright and airy room with a pitched lantern style roof fully double glazed, tiled flooring with under floor heating. Dual aspect double glazed windows with bi-fold door to side, opening on to the garden.

First Floor Landing

Carpeted flooring double glazed window to side. Loft access. Doors to:

Bedroom One

Carpeted flooring, radiator and dual aspect double glazed windows. Two built in double wardrobes. TV points.

Bedroom Two

Carpeted flooring, radiator, hatch to loft, and double glazed windows to rear. TV points.

Bedroom Three

Carpeted flooring, radiator and, double glazed window to rear. TV points

Bedroom Four

Carpeted flooring, radiator and, double glazed window to front. Built in storage cupboards. TV points.

Bathroom

Fully tiled throughout comprising of a panel enclosed bath with mixer tap and hand shower attachment and screen, low level WC, and a composite hand wash basin with mixer taps with vanity unit under. (CHECK HEATING SOURCE)

Exterior Gardens

Front: A spacious driveway providing ample off-street parking for 4 vehicles.

Rear: The garden has a decked entertainment area with laid lawn with an additional patio area located to the rear of the garden. Additional features include side pedestrian access, a garden shed, outside water tap and electric points.

Further Details

The property is Freehold
Council Tax Band - Unknown

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.