

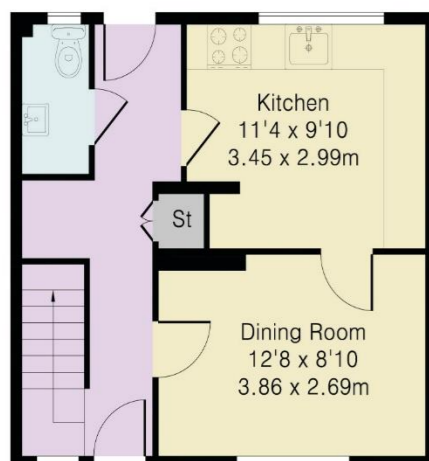
## French Horn Lane, Hatfield Freehold Price £357,500

**Approximate Gross Internal Area 1083 sq ft - 102 sq m**

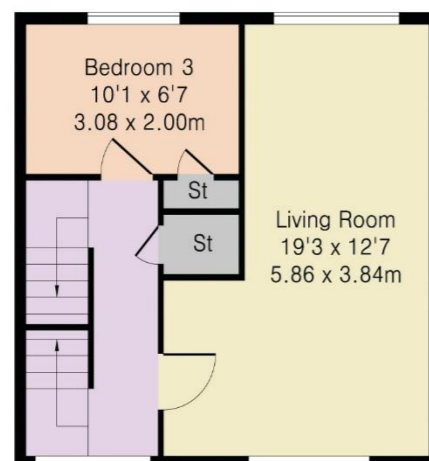
Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 361 sq ft – 34 sq m

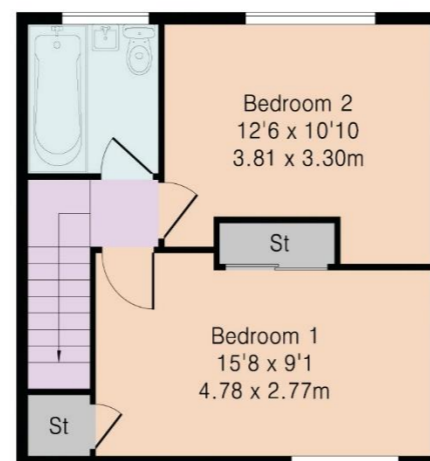
Second Floor Area 361 sq ft – 34 sq m



Ground Floor



First Floor



Second Floor

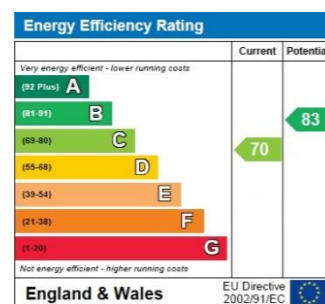


THIS THREE BEDROOM MID TERRACE TOWN HOUSE is centrally located in close to the Town Centre with all the amenities you could need including supermarkets, leisure facilities and 0.4 miles Hatfield Train Station.

- Mid Terraced Town House
- Lounge
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- Three Bedrooms
- Bathroom
- Close to Town Centre
- 0.4 miles From Hatfield Train Station



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 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

Upvc frosted door leading to:

## Entrance Hall

Stairs leading to first floor and landing, under stairs storage space and meter cupboard also housing the fuse box, and radiator. Double glazed door opening onto rear garden. Door leading to:

## Dining Room

Double glazed window to front aspect, tiled flooring, and radiator.

## Ground Floor Cloakroom

Comprising: low level WC with a pedestal wash hand basin. Tiled flooring and par tiled walls. Radiator. Double glazed frosted window to rear.

## Kitchen

A selection of floor and wall units with laminated roll top work surfaces with inset one and a half bowl stainless steel sink and drainer, space and plumbing for washing machine, space for fridge and freezer, free standing gas cooker with electric oven, concealed overhead extractor fan, space for dishwasher tiled. Tiled flooring. Double glazed window to rear aspect.

## First Floor Landing

Carpeted flooring and storage cupboard. Doors leading to:

## Lounge

A bright and airy room which has laminate flooring, radiators and dual aspect double glazed windows to front and rear.

## Bedroom Three

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

## Second Floor Landing

Carpeted flooring and loft access. Doors off to

## Bedroom One

Carpeted flooring, radiator, enclosed wardrobes with sliding doors, storage cupboard, radiator, and double glazed window to front.

## Bedroom Two

Laminate flooring, radiator and double glazed window to rear.

## Family Bathroom

Comprising of a Low level WC, pedestal hand wash basin, panelled bath with mixer taps and shower attachment and shower curtain rail. Double glazed frosted window to rear. Fully tiled throughout.

## Front Garden

Paved footpath to front door a selection of shrubs and evergreen hedge to front.

## Rear Garden

Low maintenance garden with artificial lawn, brick-built storage shed, and timber shed.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**