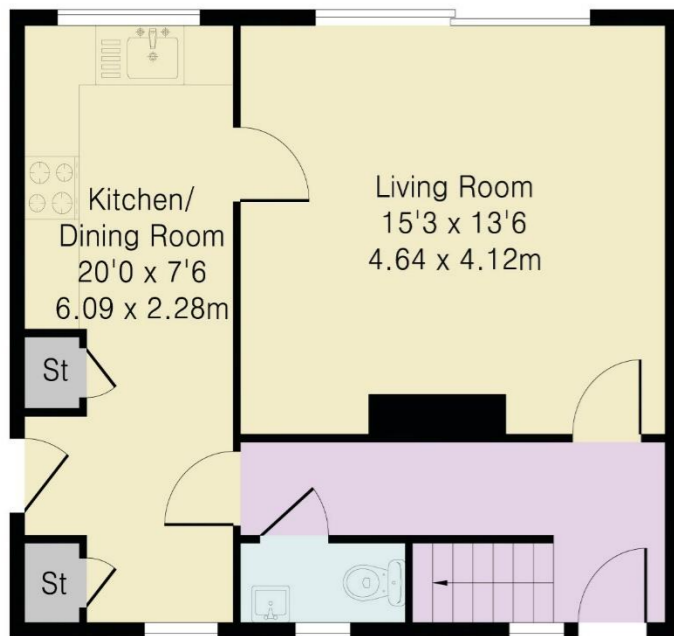


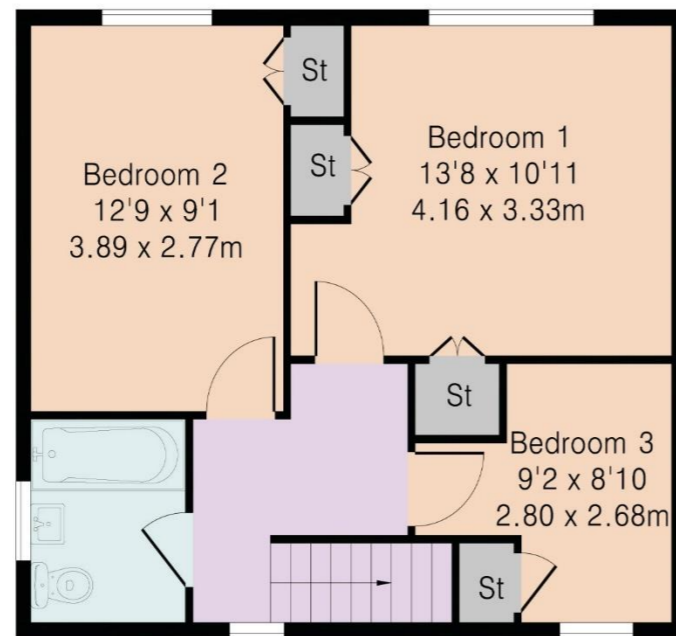
**Approximate Gross Internal Area 908 sq ft - 84 sq m**

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor



First Floor



We are delighted to present this beautifully refurbished three-bedroom semi-detached home, situated in the highly sought-after Birds & Trees area of Hatfield, Hertfordshire. This property has undergone a comprehensive refurbishment, including the installation of new double-glazed windows throughout, a new boiler with radiators, and a full electrical rewire, ensuring modern efficiency and convenience for its next owners.

- Three Bedroom Semi Detached House
- Excellent Scope To Extend (STPP)
- Fully Refurbished
- Sought After Birds & Trees Area
- Desirable Corner Plot
- Driveway To Front
- Garage To Rear With Power & Lighting
- Large Rear Garden
- Front Garden
- Internal Viewings Recommended



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Hallway

Welcoming inner hallway with double radiator, power points, and stairs leading to the upper level.

## Cloakroom

Features a UPVC double-glazed opaque window to the front aspect, wall-mounted wash hand basin, low-level flush WC, partly tiled walls, and tiled flooring.

## Lounge

Bright and spacious living room with sliding patio doors leading to the rear garden, parquet flooring, power points, television point, coving to ceiling, double radiator.

## Kitchen/Breakfast Room

Dual-aspect room with double-glazed windows to both the front and rear aspects and a UPVC door leading to the garden. The kitchen features tiled flooring, a cupboard housing the boiler, a range of base and eye-level units with square-topped work surfaces, tiled splashbacks, and integrated appliances, including a fridge-freezer, dishwasher, and washing machine. It also includes an electric oven and hob with an extractor fan above, a one-bowl sink unit with mixer taps, and a double radiator.

## Landing

UPVC double-glazed window to the front aspect, loft access, and power points.

## Bathroom

Modern suite comprising a UPVC double-glazed opaque window to the rear aspect, low-level flush WC, pedestal wash hand basin, panel-enclosed bath with shower attachment, partly tiled walls, tiled flooring, heated towel rail, and wall-mounted heater.

## Master Bedroom

UPVC double-glazed window to the front aspect, double radiator, coving to ceiling, and two fitted double wardrobes.

## Bedroom Two

UPVC double-glazed window to the rear aspect, double radiator, fitted wardrobes, and power points.

## Bedroom Three

UPVC double-glazed window to the front aspect, double radiator, storage cupboard, and power points.

## Rear Garden:

Approximately 40ft wide by 60ft long, the garden is mainly laid to lawn with mature shrubs, planted borders, and trees. Additional features include side pedestrian access, a garden shed, and access to the detached garage.

## Detached Garage

Located at the rear, complete with power and lighting.

## Front Garden & Driveway

The front of the property benefits from a lawned garden and a spacious driveway providing ample off-street parking.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**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.**