

## Green Lanes, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1131 sq. ft / 105 sq. m not incl Garage



For identification purposes only  
Measurements are approx and not to scale

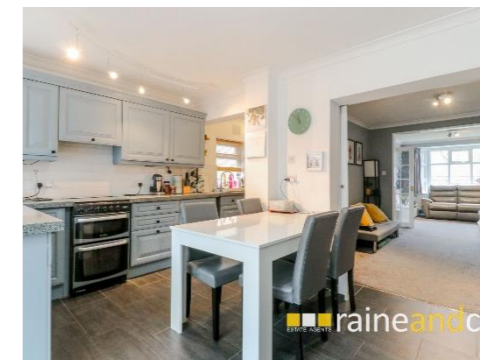
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight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

## Green Lanes, Hatfield Freehold Offers Over £499,995



A sought-after, extended three-bedroom bay-fronted semi-detached house offering modern upgrades and spacious living in a desirable location. This property has been thoughtfully renovated and maintained to a high standard, making it a true turn-key family home.

- Bay front Three bedroom semi detached home
- Maintained to a high standard
- Detached garage with a shared driveway and off-street parking for one vehicle
- Large 90ft rear garden
- Front lawned garden with pleasant views
- Downstairs cloakroom
- Family bathroom
- Kitchen: Re-fitted and remodeled in 2024
- Brand-new combi boiler and updated electrics
- New carpets and flooring





## Entrance

Welcoming entrance with a UPVC double-glazed front door, under-stairs storage cupboard housing meters, single radiator, wood laminate-effect flooring, and stairs leading to the upper level.

## Ground Floor Cloakroom/W.C

Features a low-level flush W.C., wash hand basin with a vanity unit, tiled flooring and walls, extractor fan, and an additional storage cupboard.

## Lounge/Dining Room

A bright and spacious area with a UPVC double-glazed bay window to the front aspect, double radiator, gas wall-mounted fireplace, and coving to a textured ceiling. It is fitted with telephone and TV points, power sockets, and double doors leading to the kitchen.

## Kitchen/Breakfast Room

Modern and functional with tiled flooring, a range of base and eye-level units, squared work surfaces, tiled splashbacks, and a 1.5 bowl square sink with stainless steel mixer taps. The kitchen also includes: UPVC double-glazed windows to the side and rear aspects.

Sliding doors opening to the rear garden.

Plumbing for a washing machine and dishwasher.

Space for a cooker with an extractor fan.

## Conservatory

A wonderful addition to the home, featuring tiled flooring, power points, and French doors that open onto the garden.

## First Floor

### Landing

With UPVC double-glazed windows to the front and rear aspects, a storage cupboard, and stairs leading to the upper level.

### Bathroom

Comprising a low-level flush W.C., wash hand basin with vanity unit, panel-enclosed bath with mixer taps and shower attachment, heated towel rail, and partly tiled walls.

### Bedroom Three

Includes UPVC double-glazed rear window, cupboard housing a combination boiler, single radiator, and fitted wardrobes.

### Bedroom Two

Offers a UPVC double-glazed window to the front aspect, single radiator, and power points.

## Top Floor

### Master Bedroom

A spacious retreat with a roof skylight, UPVC double-glazed front window, inset spotlights, double radiator, power points, storage into eaves, and access to:

### En Suite

Featuring a walk-in shower cubicle with plumbed-in shower, low-level flush W.C., wall-mounted wash hand basin, tiled flooring, extractor fan, and inset spotlights.

## Exterior

### Front Garden

Lawned with a shared driveway leading to a detached garage at the rear

### Garage

Includes power, lighting, and an up-and-over door, with a driveway in front providing off-street parking for one vehicle.

### Rear Garden

Approximately 90 feet in length, this private garden boasts a decking area, artificial grass, shrub and plant borders, a garden shed, and side access to the garage.

## 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.**