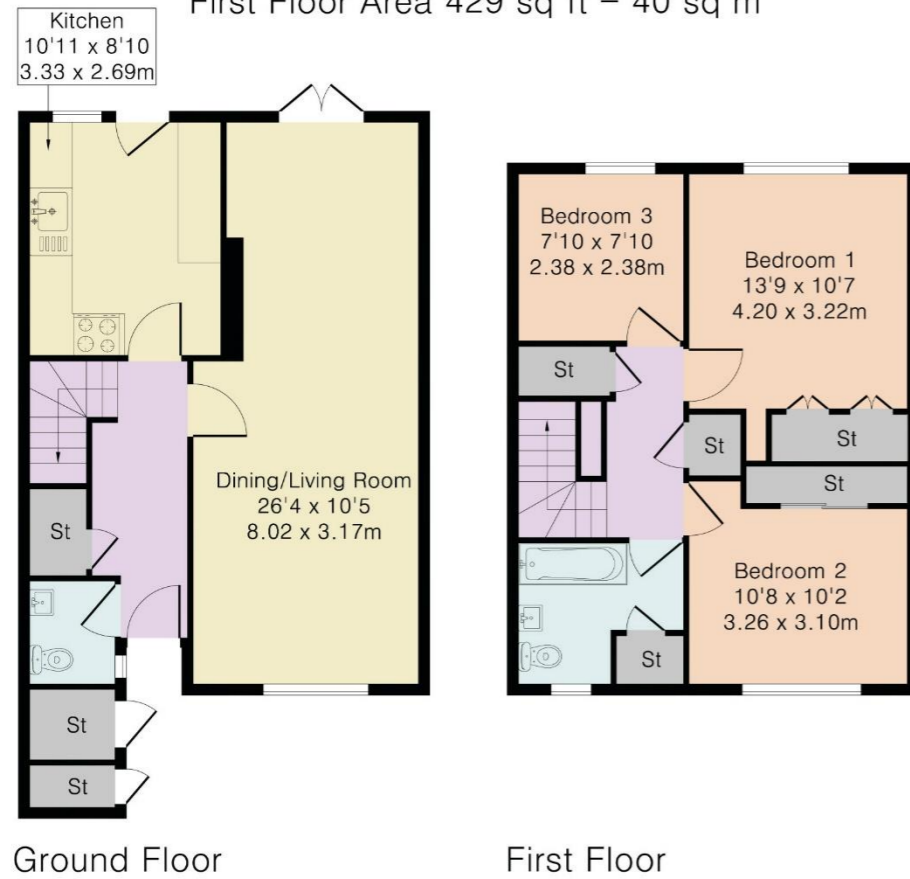


**Approximate Gross Internal Area 924 sq ft - 86 sq m**

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 429 sq ft – 40 sq m



## Lockley Crescent, Hatfield Freehold Guide Price £395,000

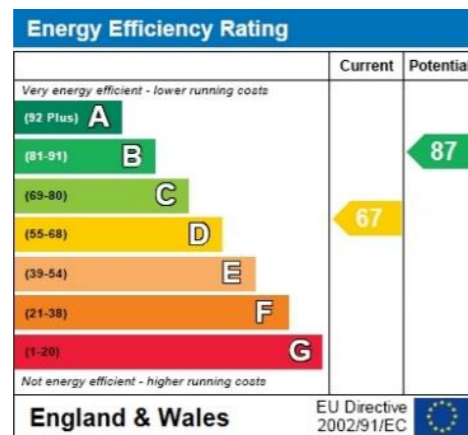


This beautifully presented 3 bedroom home in Hatfield boasts a re fitted kitchen and bathroom, spacious lounge/dining room, and low maintenance garden. Close to local shops, schools, and amenities, it offers modern fittings, neutral décor, and is move in ready in a popular location.

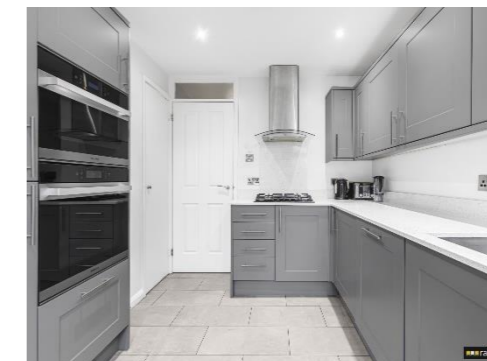
- Beautifully presented Three Bedroom Home
- Re Fitted Kitchen with integrated appliances
- Re Fitted Family Bathroom
- Neutral De`cor Throughout
- Through Lounge Dining Room
- Low Maintenance Rear Garden with Artificial Lawn
- Close to Good local Schooling, shops and amenities
- Ideal family home and Move-in ready
- Spacious Accommodation
- 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.



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.







## Entrance

Upon entering the property through the UPVC double-glazed front door, you are greeted by a welcoming entrance hallway. The space is complete with tiled flooring, a textured ceiling, and a double radiator for warmth. A handy storage cupboard provides functionality, and doors lead to various rooms on this level.

## ground floor cloakroom/W.C

fitted with a UPVC double-glazed opaque window to the front aspect, low-level flush W.C., and a wall-mounted wash hand basin. The tiled flooring and neutral presentation create a fresh and practical space.

## lounge/dining room

bright and spacious, with a UPVC double-glazed window to the front aspect and French double doors that open to the rear garden, allowing for a seamless indoor-outdoor flow. The space features two double radiators, coving to the textured ceiling, and is perfect for relaxing or entertaining.

## kitchen, re-fitted in 2022

A standout feature of this home. It boasts a UPVC double-glazed window and door leading to the rear garden, filling the space with natural light. The kitchen is fitted with a stylish range of base and eye-level units, square-topped work surfaces, and splashbacks, offering both functionality and elegance. Integrated appliances include a dishwasher, washing machine, tumble dryer, fridge/freezer, built-in electric oven, microwave combination, gas hob, and stainless-steel extractor fan. The tiled flooring, cupboard housing the boiler, inset spotlights, and a one-bowl square sink unit with stainless steel mixer taps complete this sleek and modern space.

## first-floor landing

provides access to all bedrooms and the family bathroom. It features loft access with lighting, a storage cupboard, and an additional airing cupboard, offering practical storage solutions.

## master bedroom

situated at the rear of the property and includes a UPVC double-glazed window overlooking the garden, a single radiator, coving to the textured ceiling, and ample power points.

## Bedroom Two

located at the front of the property and is enhanced by a range of fitted wardrobes, a UPVC double-glazed window, a single radiator, and coving to the textured ceiling, making it a comfortable and functional space.

## Bedroom Three

positioned at the rear, benefits from a UPVC double-glazed window, a single radiator, and coving to the textured ceiling, providing a bright and cozy room ideal as a bedroom, nursery, or home office.

## family bathroom

well-appointed with modern fittings and comprises a low-level flush W.C., a wall-mounted wash hand basin, and a panel-enclosed bath with a shower attachment and rainfall shower overhead. The space features partly tiled walls, tiled flooring, a UPVC double-glazed opaque window to the front aspect, inset spotlights, an extractor fan, a heated towel rail, and a storage cupboard, creating a functional and stylish bathroom.

## rear garden

approximately 35ft in length, is designed for low-maintenance enjoyment. It features an artificial lawn, a patio area ideal for outdoor dining, an outside tap, outside power points, a garden shed, and rear pedestrian access. The garden is a tranquil and private space, perfect for relaxation or entertaining.

## 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.**