

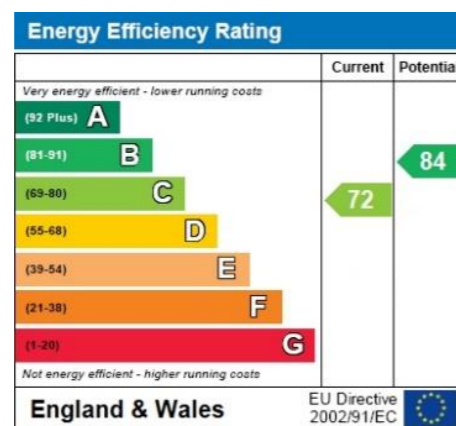
Approximate Gross Internal Area 1112 sq ft - 103 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 379 sq ft – 35 sq m



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.

Stonecross Road, Hatfield Freehold Guide Price £465,000



A very well presented extended three bedroom semi detached house with garage to side and gated off street parking. Located 0.8 miles from Hatfield train station.

- EXTENDED SEMI DETACHED
- TWO RECEPTIONS
- GROUND FLOOR BATHROOM
- GATED OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- ENSUITE CLOAKROOM TO MAIN BEDROOM
- SINGLE STOREY SIDE EXTENTION TO SIDE USED AS A GARAGE
- GAS CENTRAL HEATING
- GREAT LOCATION





Front Entrance and Porch

uPVC double glazed door and double glazed window. Tiled marble flooring with matching feature wall. Radiator. Space to store coats and shoes.

Hallway

Tiled marble flooring, carpeted stairs to first floor. Double glazed door to garage. Leading to Lounge

Lounge

Laminate flooring, feature wall, radiators, double glazed window to front, under stairs storage housing electric meter and fuse box. Opening onto

Dining Room

Tiled flooring, L- shaped fitted seating with storage, space for table. Wall mounted `Valliant` combination boiler.

Kitchen

A good selection of wall and base units and shelving, work tops over, single drainer stainless steel with mixer tap, splash back tiles, space and plumbing for a washing machine, space for dishwasher. Space for a large range style cooker. Space for fridge/freezer. Radiator. Dual aspect double glazed windows. Double glazed door to rear garden.

Ground Floor Bathroom

Tiled flooring, white panelled bath with hand held shower attachment and foldable glass shower screen, low flushing WC with concealed cistern, marble tops with inset wash basin and mixer tap. Heated towel rail holder. Extractor fan.

Landing

Carpeted flooring, double glazed window to side. Loft access

Bedroom One/ Ensuite

Laminated flooring, wrought iron original fireplace with surround, radiator, fitted wardrobe and draws. Double glazed window to front. Sliding door to ensuite cloakroom with low flushing WC with concealed cistern, hand wash basin and storage cupboard. Tiled flooring and walls.

Bedroom Two

Laminated flooring, wrought iron original fireplace with surround, radiator, fitted wardrobe. Double glazed window to rear.

Bedroom Three

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

Outside

Front Garden

Low maintenance garden with artificial lawn and block paving. Evergreen hedging and shrub borders. Access to Garage via electric remote controlled roller door. Gated off street parking.

Rear Garden

A good sized garden with a patio area for entertaining friends and family. A low maintenance lawnmower free artificial laid lawn with outdoor tap and outdoor sockets.

Garage

A newly built insulated, single storey extension used as a garage with non slip flooring, electrical power points, gas meter cupboard. There are two skylights allowing a lot of natural light into the garage ideal for use as a workshop or a gym. Has water access.

Side extension has foundations to support a one storey extension (drawings available).

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.