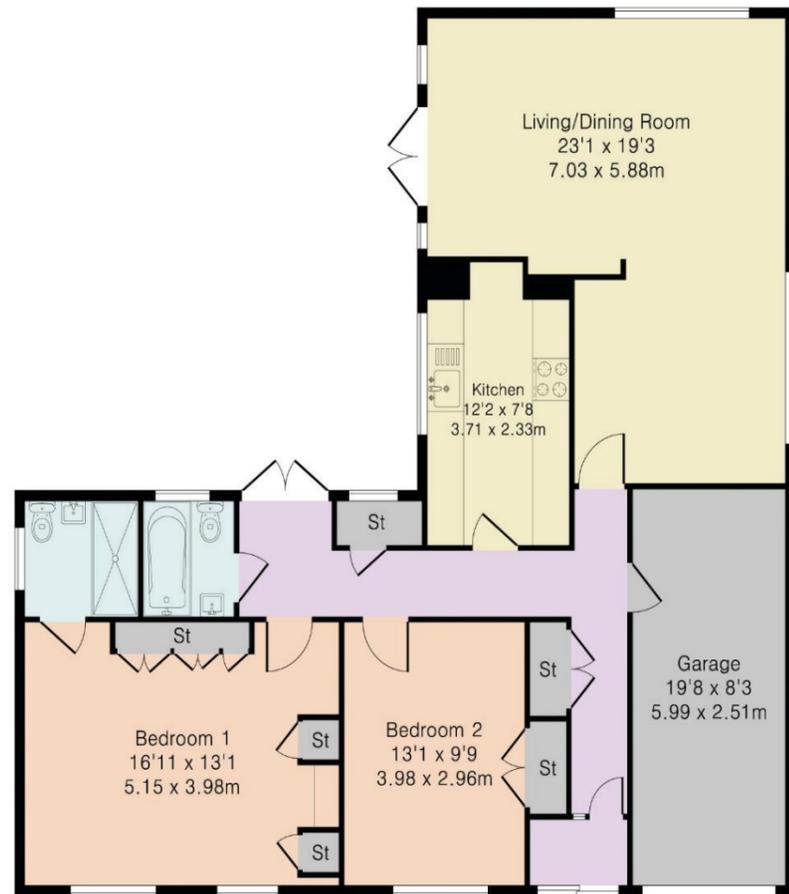


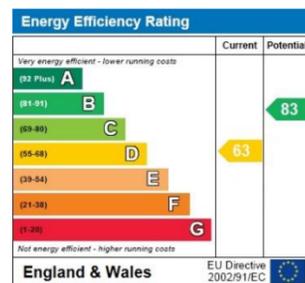
Approximate Gross Internal Area 1240 sq ft - 115 sq m



Ground Floor



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.

Chantry Lane, Hatfield Freehold Price £575,000



Chain Free rarely available two bedroom detached bungalow with huge potential for improvement and extension (STPP). Offering spacious accommodation, a driveway, integral garage, and a large private rear garden, this property is perfect for buyers looking for a bank canvas to make there own.

- CHAIN FREE Rarely available detached bungalow in a desirable location
- Two good sized bedrooms, main with en suite
- Huge potential for extension & improvement (STPP)
- Driveway & integral garage with conversion potential
- Large private rear garden with mature shrubs
- Spacious lounge/dining room with dual aspect windows
- Well equipped kitchen with modern appliances
- Family bathroom & additional en suite for convenience
- Double glazing & gas central heating throughout
- Fantastic project opportunity – ideal for homebuyers & investors





Entrance & Hallway

Upon entering the property through UPVC sliding doors into the porch area, you are greeted by a front inner door leading to a spacious entrance hallway. The hallway features coving to a textured ceiling, two single radiators, and ample storage, including a cupboard housing the property's meters. An additional storage cupboard with a rear facing window provides further practicality.

From the hallway, there is internal access to the garage, making it convenient for storage or future conversion. The hallway also grants access to the main living areas, bedrooms, and family bathroom, creating a well flowing layout throughout the home.

Dual Aspect Lounge & Dining Room

The generously sized lounge/dining room is one of the key highlights of the property, offering a bright and airy space for relaxation and entertaining. This dual aspect room benefits from double glazed windows to both the rear and side aspects, allowing natural light to flood the space.

The room is well-proportioned and can comfortably accommodate a range of furniture, making it perfect for both a cosy lounge area and a formal dining space. Three double radiators ensure warmth throughout, while coving to the textured ceiling adds character to the room.

A set of double glazed French doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Kitchen

The well equipped kitchen is located off the hallway and provides a functional and stylish space for meal preparation. It features a range of base and eye level units, finished with square topped work surfaces and tiled splashbacks, ensuring both ample storage and easy maintenance.

A double glazed window to the side aspect allows plenty of natural light into the space. The kitchen is fitted with modern integrated appliances, including a dishwasher and a built in double electric oven with an electric hob and extractor fan.

There is plumbing for a washing machine and space for a fridge/freezer, catering to all household needs. The room is completed with coving to the ceiling and inset spotlights, creating a bright and welcoming atmosphere.

Bedroom One (Primary Bedroom)

The spacious primary bedroom is positioned at the front of the property and benefits from two double glazed windows to the front aspect, bringing in ample natural light. The room is fitted with two single radiators, ensuring comfort all year round.

en suite

The en suite is fitted with a walk in shower cubicle, a pedestal wash hand basin, and a low level flush WC. The double glazed opaque window to the side aspect maintains privacy while allowing light to filter through. The space is finished with panel tiled walls, tiled flooring, and an extractor fan for ventilation.

Bedroom Two

The second bedroom is another well-proportioned double room, situated at the front of the property. A double glazed window to the front aspect allows for plenty of natural light.

This bedroom also benefits from a range of double fitted wardrobes, providing generous storage solutions. A single radiator ensures a warm and cosy environment, while coving to the textured ceiling completes the room's design.

Family Bathroom

The family bathroom is well appointed with a panel enclosed bath that includes a shower attachment, offering both bath and shower options.

A low level flush WC and a heated towel rail provide convenience and comfort. The room features tiled walls, inset spotlights for a modern touch, and an extractor fan for ventilation.

A double glazed window to the rear aspect allows for natural light while maintaining privacy.

Rear Garden

The large rear garden is a standout feature of this property, offering a wonderful outdoor space for relaxation, gardening, or entertaining. The garden is mainly laid to lawn, bordered by mature plants, shrubs, and hedges, ensuring privacy and seclusion.

A paved patio area provides the perfect setting for outdoor dining or summer barbecues. Additional features include an outside tap, a water butt, and exterior lighting, enhancing the practicality of the space.

A wooden garden shed and a summer house/potting shed provide additional storage and opportunities for hobbies such as gardening.

Front of Property & Driveway

At the front of the property, a driveway provides parking for one vehicle, with additional block paved space that could be adapted for further parking if required.

The front garden is neatly maintained, with space for further landscaping or decorative planting.

Integral Garage

The integral garage is accessible both from the front of the property via an up-and-over door and from the internal hallway, offering convenience and security.

Equipped with power and lighting, the garage also features loft access, providing additional storage. A wall-mounted boiler is housed within the garage.

Given its integral position within the home, the garage offers significant potential for conversion into additional living accommodation (subject to the necessary permissions).

To Summarise

This three-bedroom detached bungalow presents a rare and exciting opportunity for buyers seeking a spacious home with endless potential. With scope for modernisation and extension (STPP), as well as a generous rear garden, ample parking, and a garage with conversion potential, this property is perfect for those looking to create their dream home.

Further Details

The property is Freehold
Council Tax Band - Band F

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.