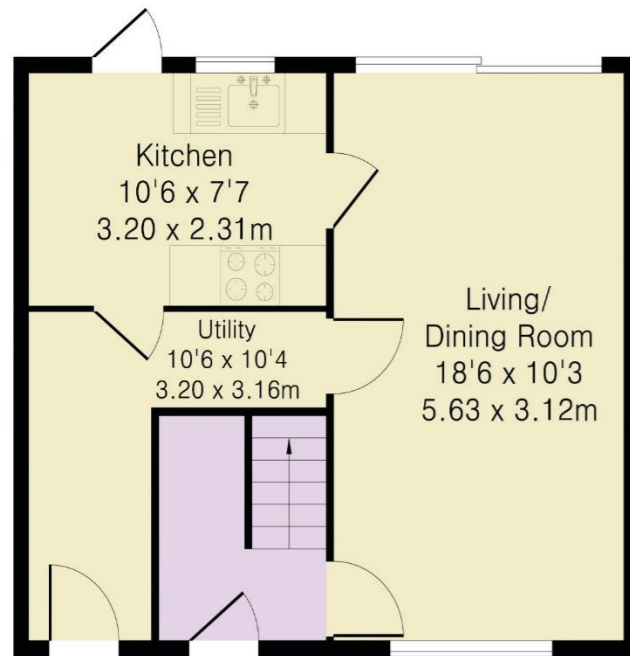


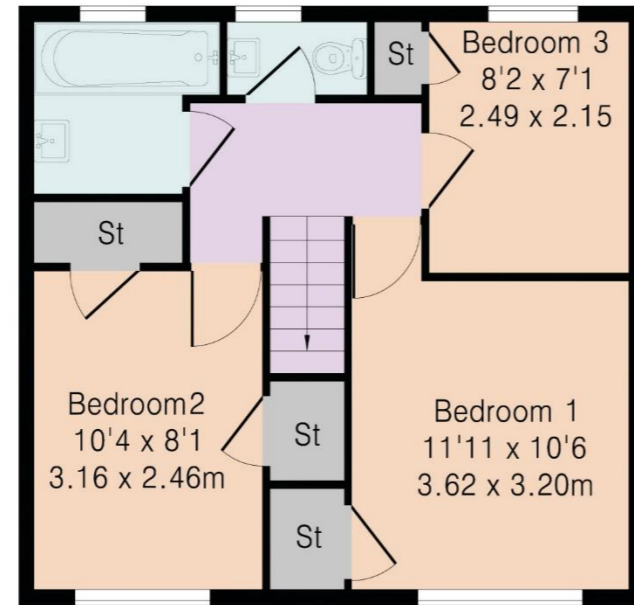
Approximate Gross Internal Area 776 sq ft - 72 sq m

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m



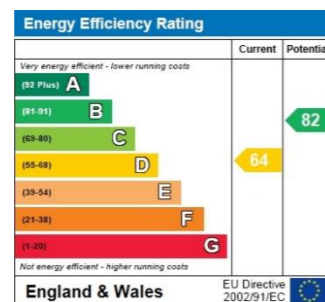
Ground Floor



First 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 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.

Willow Way, Hatfield Freehold Price £320,000



Chain free newly refurbished three bedroom terraced property, ideally situated on the south side of Hatfield. Offering a fantastic opportunity for first time buyers and investors.

- Extensively refurbished throughout
- Spacious lounge/dining room
- Modern fitted kitchen
- Useful utility/storage room
- Three well sized bedrooms
- Contemporary family bathroom and separate W.C.
- Generous rear garden approximately 55ft
- Overlooking a green to the front
- On street parking available with the option to obtain a resident permit.
- CHAIN FREE





Entrance Hallway

A welcoming entrance via a UPVC front door leading into the inner hallway. Features include a single radiator, power points, a textured ceiling, and stairs leading to the upper level.

Lounge/Dining Room

A spacious and light filled reception room with a UPVC double glazed window to the front aspect and UPVC double glazed patio doors opening to the rear garden. The room benefits from two single radiators, laminate wood style flooring, and coving to a textured ceiling, providing a comfortable and stylish living space.

Kitchen

A modern and well equipped kitchen featuring a range of base and eye level units with square topped work surfaces and splashbacks. The kitchen includes a built in electric oven, electric hob, and stainless steel extractor fan, along with an integrated dishwasher. A 1.5 bowl stainless steel sink unit with mixer taps sits beneath a UPVC double glazed window overlooking the rear garden. Inset spotlights and a UPVC double glazed door provide additional access to the outside.

Utility/Storage Room

A highly practical space featuring tiled flooring, a single radiator, and plumbing for a washing machine, along with space for a tumble dryer and fridge freezer. The room also houses the wall mounted gas boiler, electric meters, and fuse box. A UPVC double glazed door offers access to the front aspect.

First Floor Landing

Textured ceiling with doors leading to all bedrooms and the family bathroom.

Master Bedroom

A generously sized double bedroom with a UPVC double-glazed window to the front aspect, a single radiator, textured ceiling, and fitted wardrobes providing ample storage space.

Bedroom Two

A well-proportioned bedroom with a UPVC double-glazed window to the front aspect, a single radiator, and a built-in storage cupboard.

Bedroom Three

A bright and airy bedroom featuring a UPVC double-glazed window to the rear aspect, a single radiator, textured ceiling, and power points.

Bathroom

A contemporary family bathroom with a UPVC double-glazed opaque window to the rear aspect. The suite comprises a panel-enclosed bath with a shower attachment, a wash hand basin set within a vanity unit, tiled flooring, a heated towel rail, and fully tiled walls.

Separate W.C.

A practical addition to the first floor, featuring a low-level flush W.C., wash hand basin with vanity unit, tiled flooring, tiled walls, and a UPVC double-glazed opaque window to the rear aspect.

Rear Garden

Approximately 55 feet in length, the private rear garden is mainly laid to lawn with a patio area, mature shrub and hedge borders, and a garden shed. A pathway leads from the front to the rear of the garden, and the secluded setting offers a peaceful retreat with an outside tap for convenience.

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.