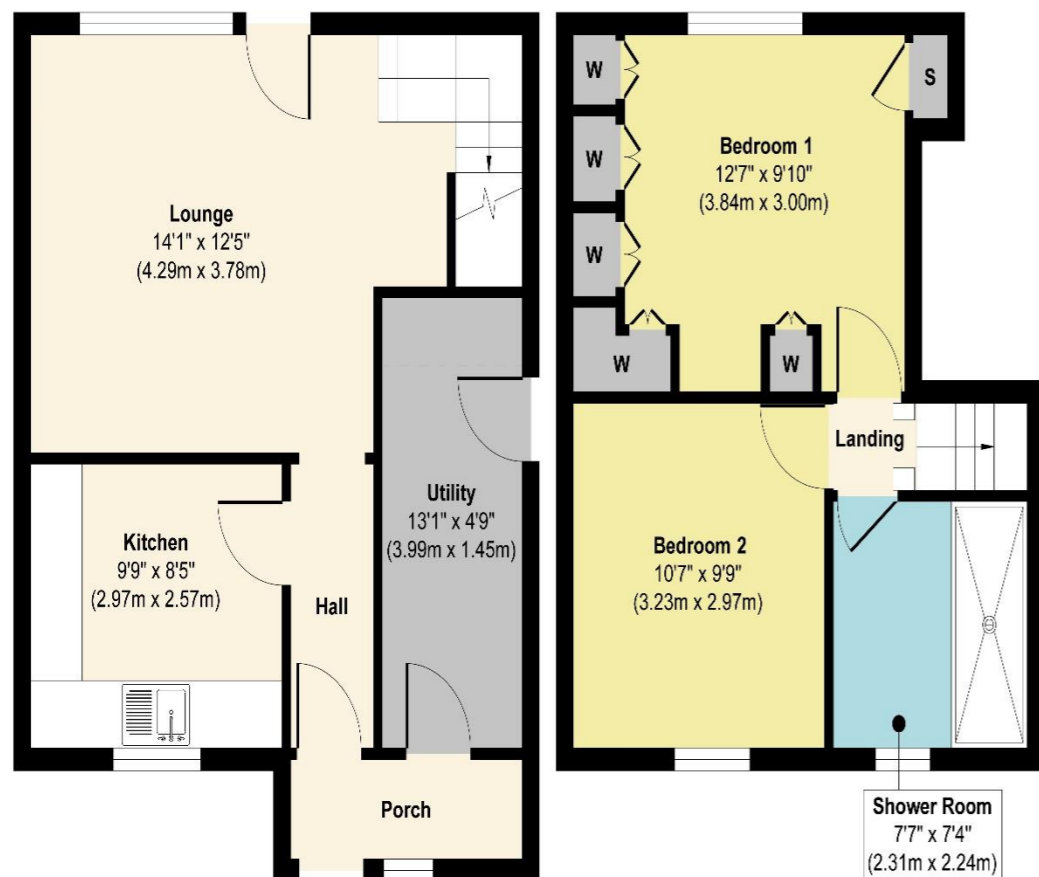


Garden Avenue, Hatfield, AL10



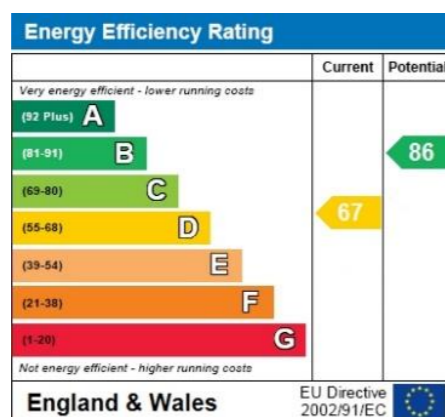
Ground Floor  
Approximate Floor Area  
435 sq. ft  
(40.41 sq. m)

First Floor  
Approximate Floor Area  
327 sq. ft  
(30.37 sq. m)

Approx. Gross Internal Floor Area 762 sq. ft / 70.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

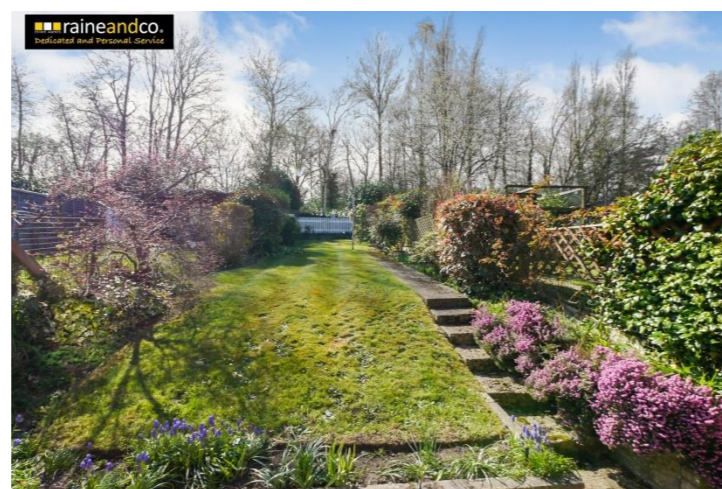
## Garden Avenue, Hatfield Freehold Price £330,000



A chain free two double bedroom terraced home in a sought after Hatfield location. Featuring a spacious lounge/dining room, front facing kitchen, separate utility room, and a first floor shower room.

- Two double bedroom terraced home
- Offered chain free
- Front facing kitchen with ample storage and workspace
- Spacious lounge/dining room with garden access
- Separate utility room with garden access
- First floor family shower room with a double walk in shower
- 65 ft mature rear garden, mainly laid to lawn
- Potential for a driveway (STPP) via the front garden
- Close to local shops and the Galleria Shopping Centre
- Ideal for first time buyers, investors, or downsizers





## Porch Area

Porch Area – Enter through a double glazed front door, laminate flooring, and doors leading to the entrance hallway and utility room.

## Utility Room

Utility Room – Plumbed for a washing machine, fitted with storage cupboards, and housing wall mounted electric and gas meters. Door leading to the rear garden.

## Entrance Hallway

Entrance Hallway – Features a single radiator, textured ceiling, and doors leading to the kitchen and lounge/dining room.

## Kitchen

Kitchen – A well sized front facing kitchen with a double glazed window, 1.5 bowl sink unit with stainless steel mixer taps, a range of base and eye level units with roll top work surfaces and tiled splashbacks. Space for a cooker, fridge, and freezer, plus plumbing for a dishwasher. A double radiator ensures warmth.

## Lounge/Dining Room

Lounge/Dining Room – A spacious reception room with double glazed windows and a door leading to the rear garden. Features a textured ceiling, a double radiator, and a staircase leading to the first floor.

## Landing

Landing – Provides access to all rooms, including a storage cupboard and an additional cupboard housing the hot water tank. Loft access available.

## Family Shower Room

Family Shower Room – Features a double walk in shower with an electric shower, pedestal wash hand basin, low level flush WC, heated towel rail, tiled walls, and a double glazed opaque window to the front aspect.

## Bedroom One

Bedroom One – A well-proportioned rear facing double bedroom with a double glazed window, fitted wardrobes, a single radiator, a textured ceiling, and a cupboard housing the boiler.

## Bedroom Two

Bedroom Two – Another good sized double bedroom with a double glazed window to the front aspect, a single radiator, and a textured ceiling.

## Rear Garden

Rear Garden – A 65 ft mature and well-maintained garden, mainly laid to lawn, with hedge and flower borders. Features outside security lighting and rear access via the utility room.

## Front Garden

Front Garden – A lawned front garden with shrub borders and future potential for a dropped kerb and driveway (STPP).

## 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.**