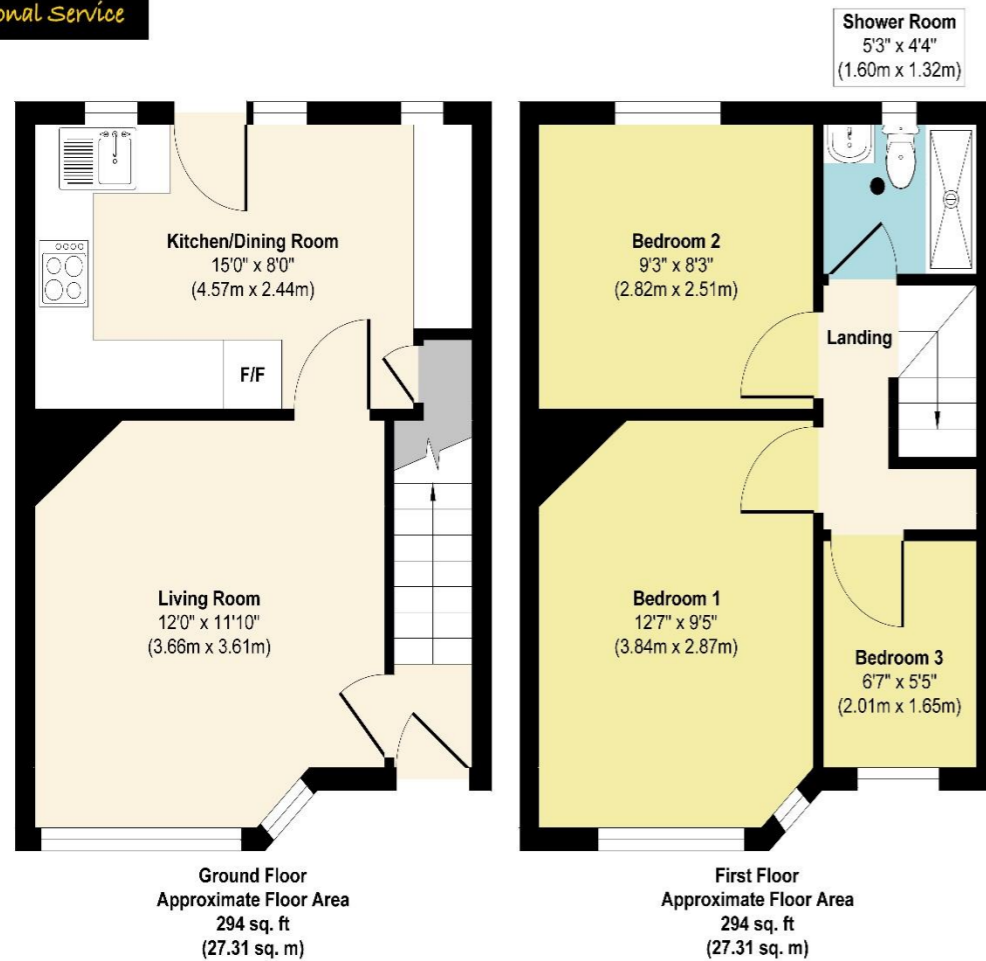
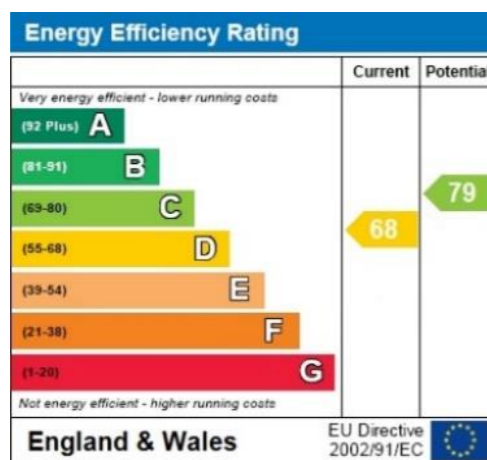


## Broad Acres



Approx. Gross Internal Floor Area 588 sq. ft / 54.62 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.

## Broad Acres, Hatfield Freehold Price £415,000



A FANTASTIC THREE BEDROOM END OF TERRACE house in the sought after Hatfield Garden Village close to local shops, Green Lanes Primary School, countryside and The Hatfield Business Park.

- CHAIN FREE
- HATFIELD GARDEN VILLAGE
- END OF TERRACE
- POTENTIAL TO EXTEND SSTD
- KITCHEN/ DINNING AREA
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING THROUGH OUT
- OFF STREET PARKING
- EASY ACCESS TO A1(M)
- CLOSE TO LOCAL SHOPS AND SERVICES





## Front Entrance/ Hallway

Composite double glazed door with double glazed frosted panels, and radiator. Carpeted stairs leading to first floor and landing. Door off to

## Lounge

A bright airy room with laminated flooring, radiators, double glazed window to front. Fireplace and surround. TV points.

## Open Plan Kitchen and Dining Area

A good selection of wall and base units with work surfaces over, stainless steel single drainer sink with splash back tiles, electric hob, integrated electric oven, overhead extractor, space and plumbing for washing machine, space for fridge, part tiled walls, double glazed windows and double glazed door opening onto the garden. The dining area has ample space for a table and chairs, under stairs storage cupboard housing the electrical isolating fuse board, gas meter, and electric meter and a wall mounted 'Worcester' boiler.

## First Floor Landing

A bright landing space with carpeted flooring, double glazed window to side and loft access.

## Bedroom One

Carpeted flooring, radiator and double glazed window to front.

## Bedroom Two

Carpeted flooring, radiator double glazed window to front rear

## Bedroom Three

Carpeted flooring, radiator and double glazed window to front.

## Shower Room

A convenient large double walk in shower with sliding mounted shower, shower screen, floating wash hand basin, low flushing WC, double glazed frosted style window to rear, tiled walls, wall mounted extractor fan.

## Outside

Front Garden: Off street parking for two cars and shared access to side gate to rear garden.

Rear Garden: A very good sized garden that offers lots of potential to extend. Mmainly laid to lawn, low maintenance gravel beds, side access gate to front. Outside water tap.

## 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.**