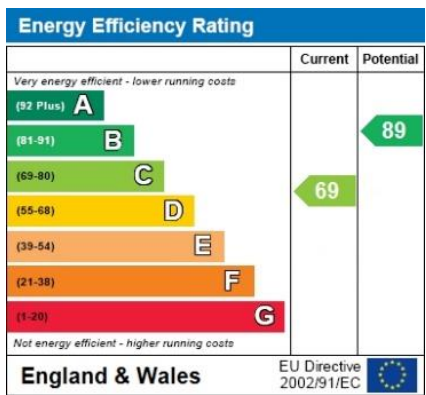


# Garden Avenue, Hatfield

Garden Avenue, Hatfield



**Approx. Gross Internal Floor Area 976 sq. ft / 90.74 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 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

## Garden Avenue, Hatfield Freehold Guide Price £370,000



A spacious chain free three bedroom mid terraced home, situated within close proximity to Highview Shops, local schools and The Hatfield Leisure Centre. The property also has a ground floor extension to the rear, making the lounge spacious and customisable. A great family home!

- Ground floor extension
- Large open plan lounge / diner
- Chain-free property
- Three spacious bedrooms
- Large and private garden
- Utility room for convenience
- Bathrooms on both floors
- Westerly rear garden and a front garden
- Spacious kitchen
- Double glazed windows throughout



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



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## Entrance Hall

uPVC double glazed front door. Laminated flooring, and radiator. Carpeted stairs to first floor. Door to:

## Kitchen

Comprising a range of wall and base units with work surfaces over and inset single drainer stainless steel sink unit with mixer tap, 4 Ring gas hob with electric oven and overhead extractor fan. Wall mounted Vaillant combination boiler. Built in larder. Space for a fridge freezer. Double glazed window to Front. Part tiled walls. Door to:

## Utility Room

Door to front, laminate flooring, radiator, plumbing for washing machine. Door to:

## Ground Floor Wet Room

Non Slip sloping floor for drainage with a wall mounted electric power shower and shower attachment, low flushing WC, Pedestal hand wash basin, and extractor fan. Radiator. Double glazed frosted window to rear. Part tiled walls.

## Lounge

Laminated flooring, a mix of vertical and horizontal radiators, and double glazed window to side. Double glazed double doors open onto the garden.

## First Floor Landing

Carpeted flooring. Radiator. Glazed windows above letting in lots of natural light. Doors to:

## Bedroom One

Carpeted flooring. Built in double storage cupboard. Radiator. Two double glazed window to front.

## Bedroom Two

Carpeted flooring. Built in double storage cupboard. Radiator. Double glazed window to rear.

## Bedroom Three

Carpeted flooring. Single storage cupboard. Radiator. Double glazed window to rear.

## Bathroom

White panelled bath with wall mounted power shower with shower attachment, glass shower screen. Vanity unit with mounted wash hand basin with mixer tap. Extractor fan. Radiator. Frosted double glazed window to rear.

## Separate WC

Comprising a low level W.C Frosted double glazed window to rear. Tiled flooring with partially tiled walls.

## Front Garden

Laid to lawn with concrete pathway.

## Rear Garden

Westerly aspect. Paved patio area and laid to lawn with surrounding mature bushes and trees.

## 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.**