

Broad Acres, Hatfield AL10

APPROX GROSS INTERNAL FLOOR AREA: 993 sq. ft / 92 sq. m



For identification purposes only
Measurements are approximate and not to scale

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 £450,000

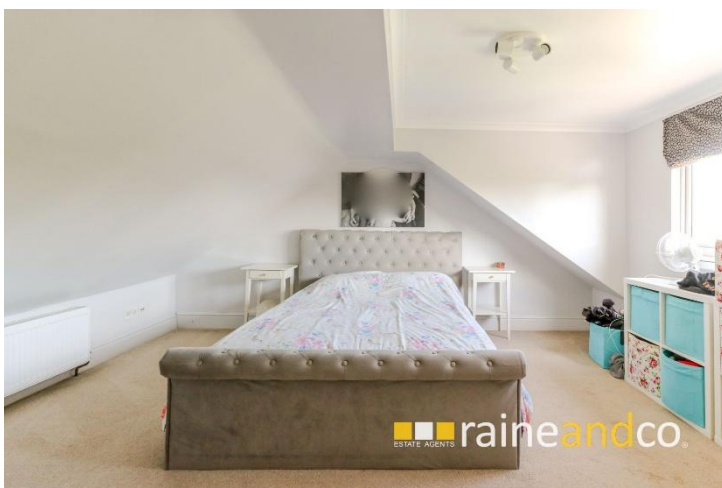


This spacious and beautifully extended 1930's three-bedroom mid terrace home is situated in the highly sought after Hatfield Garden Village, close to local shops, Green Lanes Primary School, countryside walks, and The Hatfield Business Park.

- EXTENDED 1930'S MID TERRACE
- HATFIELD GARDEN VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN AND LOUNGE
- BREAKFAST BAR
- SKY LIGHTS TO REAR EXTENSION
- LOW MAINTANCE REAR GARDEN
- LARGE TIMBER SUMMER HOUSE TO REAR
- A SHORT WALK TO GREEN LANES SCHOOL
- CLOSE TO LOCAL SHOPS, BUSINESS PARK, GALLERIA AND A1(M)



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Entrance / Hallway

Via uPVC double glazed door, engineered wood flooring, radiator, shoe storage cupboard, and under stairs storage cupboard housing the gas end electric meters.

Lounge

Engineered wood flooring, radiator, featured wall, and cosy double glazed bay window to front.

Open Plan Kitchen and Dining Room

A bright and airy room benefiting from the abundance of natural light via the two skylights, engineered wood flooring throughout, a thoughtful selection of wall and base units with quartz work surfaces, inset butler style sink with mixer tap, matching quartz splash backs, a 5 ring integrated gas hob, integrated electric oven under, a overhead extractor fan, integrated dishwasher, space and plumbing for washing machine, space for a large American style fridge/freezer. Double glazed window to rear along with double glazed double doors opening onto the inviting garden.

Landing

Carpeted landing area, lobby area with stairs to 3rd bedroom. Doors off to

Bedroom One

Carpeted flooring, radiator, cosy double glazed bay window to front.

Bedroom Two

vinyl style flooring, radiator, cosy double glazed bay window to rear.

Shower Room

Laminated flooring, L shaped vanity unit with work top, concealed cistern to low flushing WC. semi sunken hand wash basin with mixer tap, a double walking in shower with wall mounted thermostatic controls, watering can style shower also benefiting from a hand held shower attachment, sliding glass shower screen, heated towel rail holder. Part tiled walls and double glazed obscure window to rear.

Bedroom Three

A bright spacious room with carpeted flooring, radiators, dormer allowing extra head room with double glazed windows.

Rear Garden

A spacious decked area great for entertaining friends and family on, a low maintenance laid artificial lawn and a large timber summer house to the rear of the garden. There is another area of the garden behind the Summer house that can be used for storage.

Parking

A block paved driveway for two cars.

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.