

Worcester Road, Hatfield Freehold  
Price £450,000

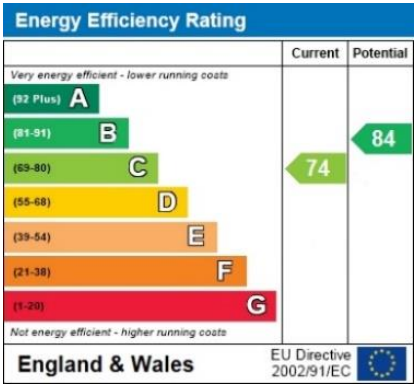


WALKING DISTANCE OF THE GALLERIA AND TOWN CENTRE. This extended four bedroom mid terraced house is ideally located within close proximity to local amenities.

- MID TERRACE
- Decorated to High Standard
- NEWLY REFURBISHED FAMILY ROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING FOR TWO CARS
- REAR GARDEN
- QUITE LOCATION
- 0.6 MILES FROM TOWN CENTRE
- 1.3 MILES FROM HATFIELD TRAIN STATION



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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.



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## Front Entrance

Composite double glazed door with glass panels, Tiled flooring with inset Coir bristle matting.

## Hallway

Tiled flooring, and double-glazed side window with a fitted blind and door to front aspect. Storage cupboard housing fuse box. Radiator. Part Polycarbonate ceiling allowing in lots of natural light. Inset lighting. Doors off to:

## Fourth Bedroom

Tiled flooring, dual aspect double glazed windows to front and side, fitted blind, radiators and inset lighting. TV points. Door to:

## Ensuite Wet Room

Fully tiled wet room, vanity unit with mounted sink and mixer tap, heated towel rail holder and extractor fan. Thermostatic shower control with overhead watering can style shower with an additional hand held shower attachment. Inset lighting.

## Ground Floor Cloakroom

Tiled flooring, low flushing W.C, vanity cupboard with composite mounted sink with mixer tap. Tiled walls. Extractor fan. Inset lighting.

## Utility Area

Tiled flooring, radiator, installed wall storage units, space for clothes dryer and base units. Carpeted stairs to first floor landing. Smoke alarm.

## Lounge

Wooded flooring, featured fireplace with a cosy wood burning stove, double glazed to front with fitted blind and radiator. TV points. Leading to:

## Kitchen

Tiled flooring, an excellent selection wall and base units, work tops, with splash back tiles, stainless steel one and a half bowl sink and drainer, 5 ring gas hob, electric hob integrated oven and separate grill, overhead extractor fan, space for an American style fridge/ freezer. Plumbing for Dishwasher. Double glazed windows to rear and double glazed door opening onto the rear garden. Radiator. Inset lighting. Smoke alarm.

## Family Room

A great versatile room that can be used as a second reception and dining room, the newly refurbished dining area has ample room for a table and chairs, porcelain floor tiles, modern vertical radiator and door to utility area. Double glazed window and door to rear opening onto the patio area.

## First Floor Landing

Carpeted flooring, Airing cupboard housing boiler and hot water cylinder. Loft access. Radiator.

## Bedroom One

Laminated wood style flooring, radiator, double glazed rear aspect window, recessed clothes storage. Radiator.

## Bedroom Two

Laminated wood style flooring, double glazed front aspect window and recessed clothes storage. Radiator.

## Bedroom Three

Laminated wood style flooring, double glazed rear aspect window. Radiator.

## Shower Room

Fully tiled throughout, double shower with thermostatic controls and fixed overhead shower with also a hand held shower attachment, glass screen door, a suspended vanity unit with mounted wash basin with mixer taps, low level WC and heated towel rail holder. Double glazed obscure windows to rear aspect. Extractor fan. Inset lighting.

## Front Garden

Off street parking for up to two vehicles, decorative pathing and hard standing throughout.

## Rear Garden

Enclosed patio area with railings, laid lawn with hard standing to rear ideal for garden storage and BBQ's. Space for storage shed. Partial evergreen hedged borders.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**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.**