

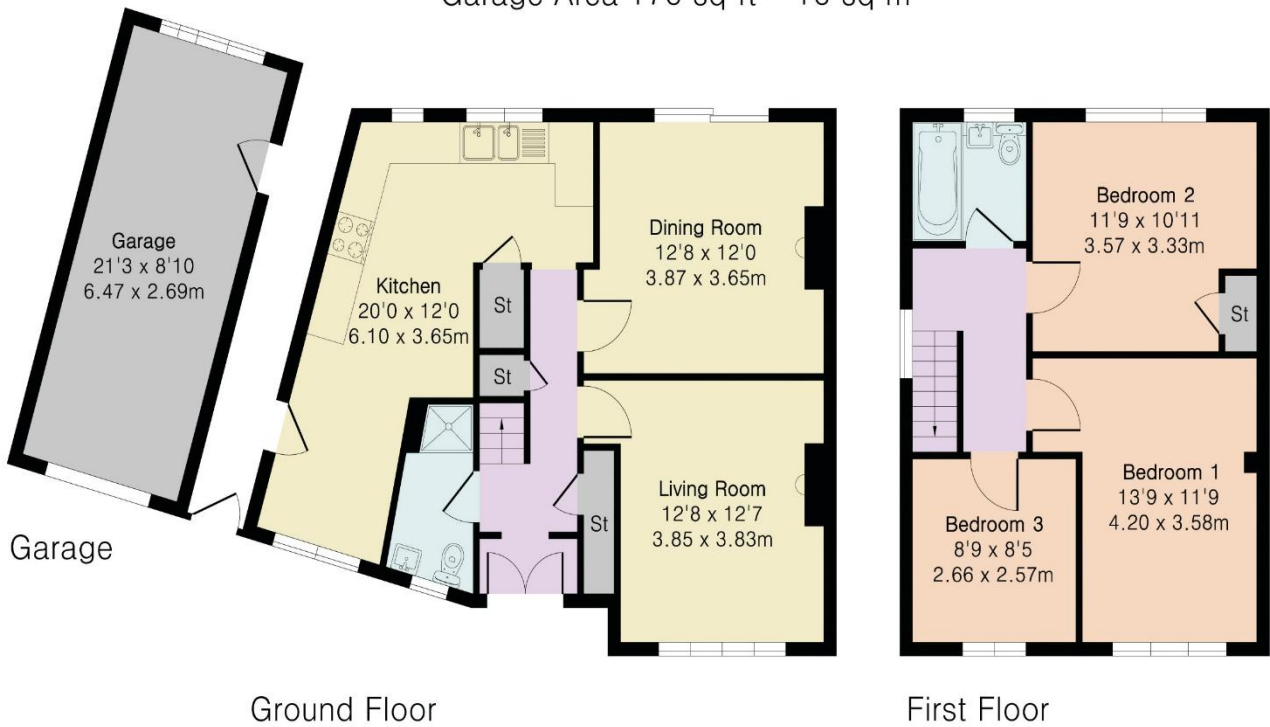
Bramble Road, Hatfield

Approximate Gross Internal Area 1052 sq ft - 98 sq m  
(Excluding Garage)

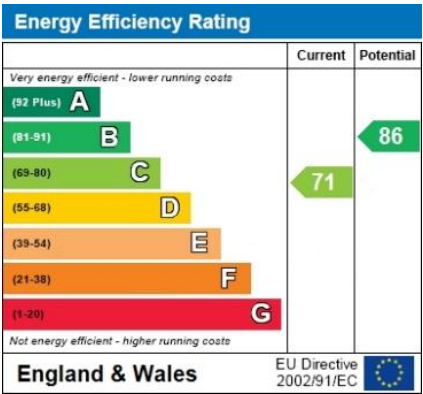
Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 440 sq ft – 41 sq m

Garage Area 176 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Bramble Road, Hatfield Freehold  
OFFERS IN EXCESS OF £599,995



CHAIN FREE. AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE in the highly sought after Ellenbrook Area. Potential to extend (STPP).

- CHAIN FREE
- SEMI DETACHED
- GOOD SIZED PLOT
- EXTENDED TO SIDE
- POTENTIAL TO EXTEND (STPP)
- KITCHEN WITH DINING AREA
- GARAGE TO SIDE
- OFF STREET PARKING
- ELLENBROOK AREA
- EASY ACCESS TO A1(M) AND M25





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## Front Entrance/ Porch

uPVC double glazed doors opening into porch area. Wooden glazed window and door opening onto the hallway.

## Hallway

Carpeted flooring, radiator, built in cupboard for coats and shoes, and under stairs cupboard housing the fuse box, gas and electricity meters. Carpeted stairs.

## Reception One

Carpeted flooring, radiator, and double glazed windows to front. Potential to alter to a through lounge.

## Ground Floor Shower Room

Vinyl flooring, part tiled, low flushing WC, hand wash basin, enclosed shower with wall mounted thermostatic controls with shower attachment, glass door. Radiator. Double glazed obscure window to front.

## Reception Two

Carpeted flooring, radiator, double glazed patio doors opening onto the garden.

## Kitchen with Dining Area

A spacious kitchen with a good selection of wall and base units, work surfaces over, stainless steel double sink and drainer, space for a free standing cooker, over head extractor, space and plumbing for a washing machine and dish washer, space for a fridge/freezer. Under stairs storage cupboard. Wall mounted boiler. Dual aspect double glazed windows. Double glazed door to side. Ample space for a table and chairs.

## Landing

A bright airy landing with carpeted flooring, double glazed obscure window to side. Loft access.

## Bedroom One

Carpeted flooring, radiator, and double glazed window to front.

## Bedroom Two

Carpeted flooring, radiator, and double glazed window to rear. Built in storage cupboard.

## Bedroom Three

Carpeted flooring, radiator, and double glazed window to front.

## Bathroom

Vinyl flooring, low flushing WC, pedestal hand wash basin, white panelled bath with shower attachment. Double glazed obscure window to rear. Extractor.

## Front Garden

Laid lawn and a good selection of shrubs and evergreen bushes. Off street parking for one car. Access to garage via up and over door. Access gate to rear garden. Potential to extend driveway.

## Garage

Up and over door, electrical points and lighting. Rear glazed window and side access door.

## Rear Garden

A spacious garden with mainly laid lawn, shrub and evergreen borders. Timber shed. Outside water tap. Access to garage.

## Further Details

The property is Freehold  
Council Tax Band - Band E

**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.**