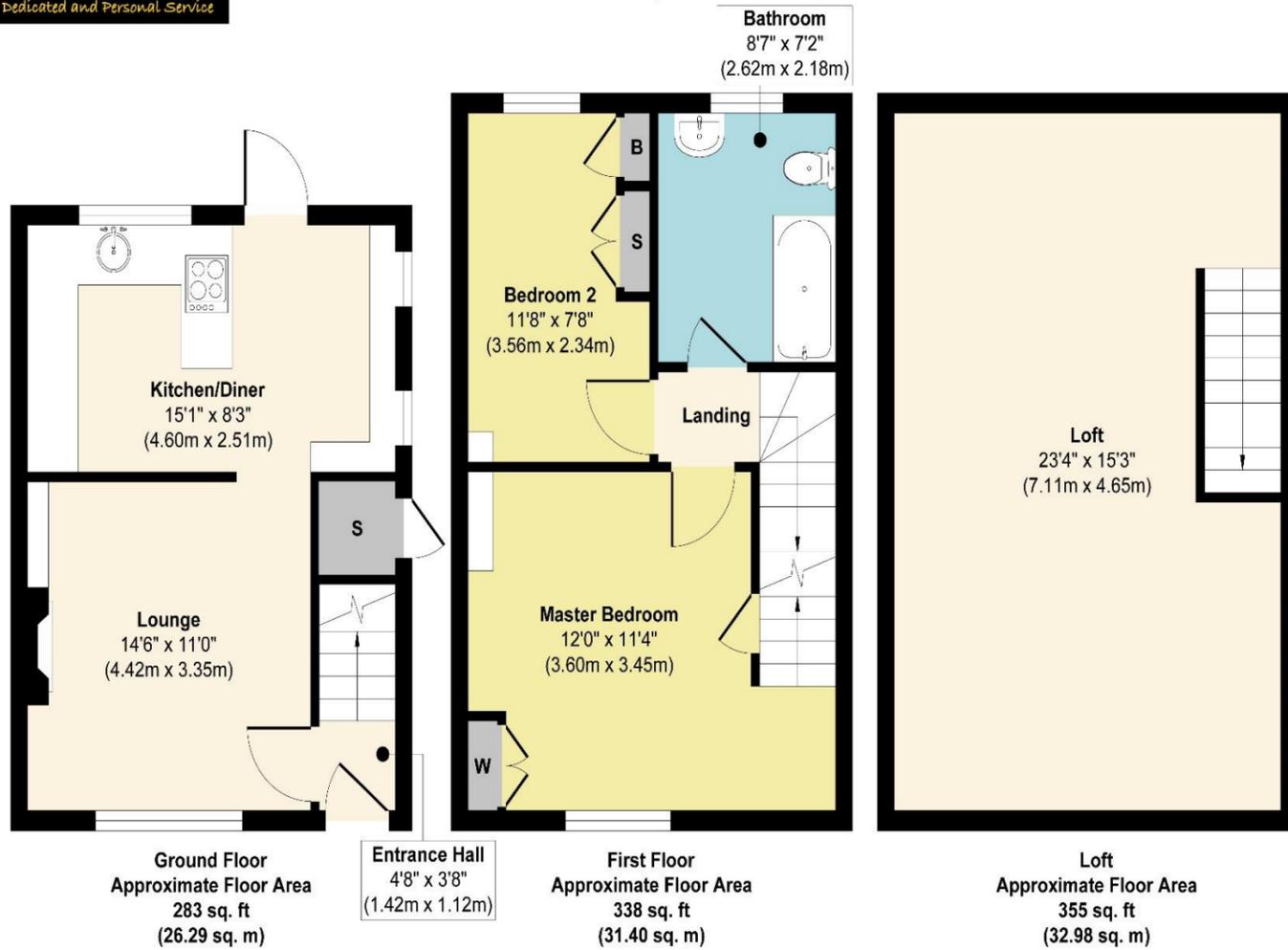
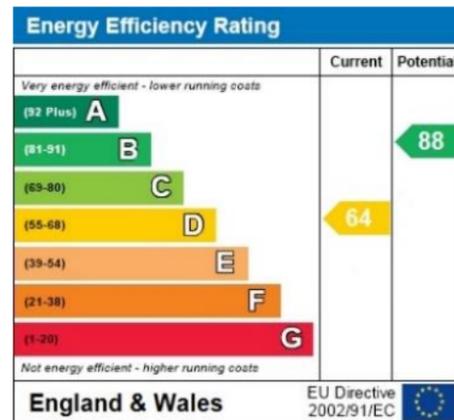


Chantry Lane



Approx. Gross Internal Floor Area 976 sq. ft / 90.67 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 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.

Chantry Lane, Hatfield Freehold Price £435,000



Hidden away in the Roe Hyde area on a quaint peaceful lane this 2 bedroom 1930's semi detached cottage is on a generous sized plot overlooking a wooded dell and which affords the discerning purchaser plenty of privacy.

- CHAIN FREE
- SEMI DETACHED
- KITCHEN WITH DINING AREA
- TWO BEDROOMS
- STAIRCASE TO LOFT
- COURTYARD REAR GARDEN
- CLOSE TO SHOPS
- SOUGHT AFTER LOCATION
- FACES WOODED DELL
- OFF STREET PARKING





Entrance Hall

Via a wooden obscure glazed front door with matching side window. Carpeted stairs to first floor landing. Door to:

Living room:

Laminated wood style flooring, radiator, front aspect double glazed window to front and picture rails. Views on the front garden and wooded dell opposite.

Kitchen/Diner

Vinyl flooring. Comprising a range wall and base units with wooden work surfaces a double drainer stainless steel sink and tiled splash backs. Four ring as hob with electric integrated oven and overhead extractor fan Plumbing for washing machine. Space for fridge/freezer. Wall mounted twin channel boiler. Dual aspect double glazed windows. Double glazed door to garden.

First floor landing

Carpeted stairs to first floor landing. Decorative double glazed window to side aspect. Loft access.

Bedroom One

Carpeted flooring, radiator, built in storage cupboard/wardrobe. Double glazed window to front aspect. Door and stairs to loft space.

Bedroom Two

Carpeted flooring, Single radiator. Double glazed window to rear aspect.

Bathroom:

A white panelled bath with taps and shower attachment, pedestal hand wash basin, low flushing WC, radiator and obscure double glazed window. Vinyl flooring. Part tiled walls.

Front Garden

A good sized front garden mainly with laid lawn with surrounding shrub and evergreen borders. Off street parking for one car.

Rear Garden:

Hard standing, paved patio area south westerly facing garden. Wooden storage shed. Integrated storage cupboard to side aspect. Side access gate to side and rear garden.

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.