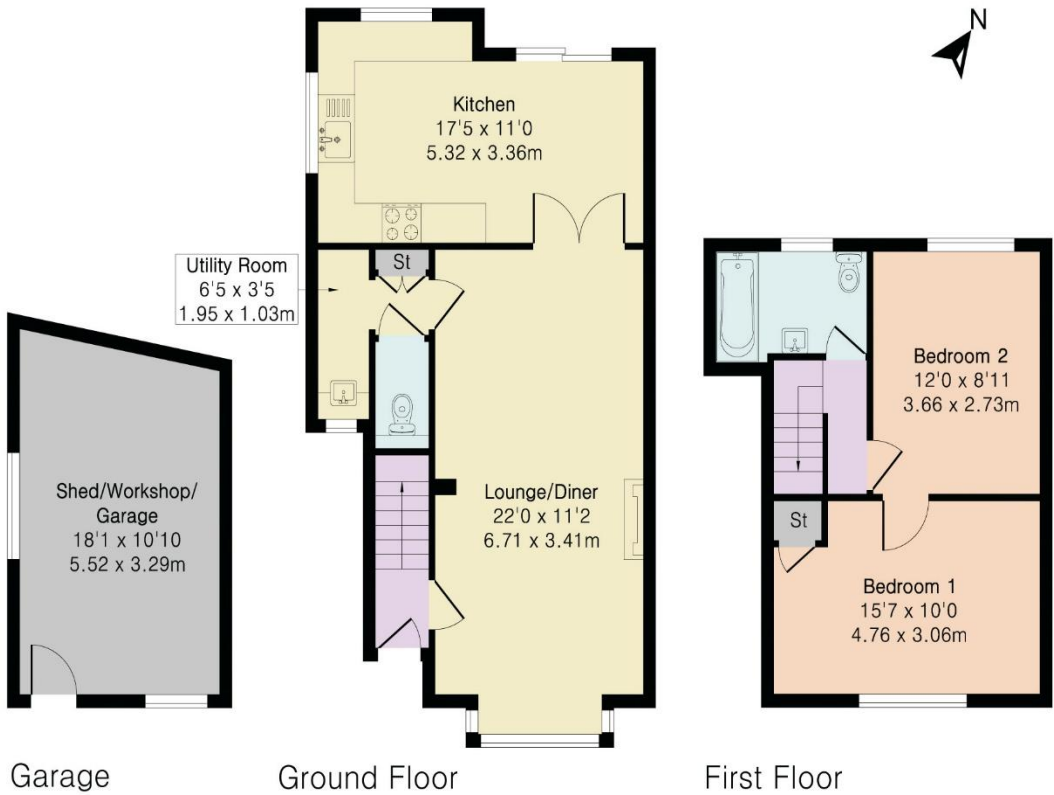


Approximate Gross Internal Area 861 sq ft - 80 sq m
(Excluding Garage)

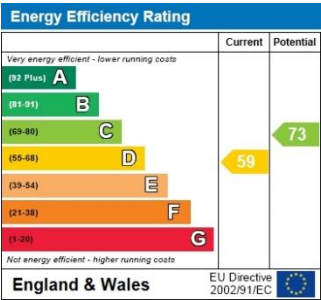
Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 334 sq ft – 31 sq m

Garage Area 183 sq ft – 17 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 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.

Heathcote Avenue, Hatfield Freehold
Guide Price £410,000



Extended and much improved end terrace home in sought after Birchwood, Hatfield. Spacious lounge/diner, cloakroom, large kitchen, utility, 2 double bedrooms, modern bathroom, large garden with brick built workshop, off street parking. Chain free!

- Two Bedroom Extended End Terrace House
- Large sunny rear garden with brick built workshop/home office
- Log burning fireplace in spacious lounge/diner
- Modern upstairs shower room with walk in cubicle
- Utility room and ground floor cloakroom
- Kitchen/breakfast room with integrated appliances
- Two generous double bedrooms
- Private driveway with off street parking
- Superb transport links – ideal for commuters
- Chain free – move in with no delay!





Entrance Lobby

Welcoming hallway with laminate wood style flooring, radiator, and stairs to first floor. Access to living room.

Lounge/Dining Room

Bright and spacious with double glazed bay window to front aspect. Features include log burning fireplace with surround, storage cupboard, coving to ceiling, and laminate wood style flooring.

Utility Room

Double glazed window to front, fitted cupboards, sink unit, plumbing for washing machine, space for tumble dryer, wall mounted boiler, and additional storage.

Cloakroom/WC

Low level flush WC, partly tiled walls.

Kitchen/Breakfast Room

A fantastic open space with double glazed windows to side and rear, and sliding doors to garden. Fitted with a range of base and wall units, roll top work surfaces, built in electric oven, microwave, hob, extractor fan, integrated fridge and freezer, inset sink with mixer tap, spotlights, coving, tiled flooring, and radiator.

First Floor Landing

Double glazed window to side, coving, loft access to boarded loft with pull down ladder.

Master Bedroom

Spacious double room with double glazed window to front, radiator, coving, and storage cupboard.

Bedroom Two

Another double bedroom with double glazed window to rear, radiator, and coving.

Bathroom/Shower Room

Modern finish with double glazed opaque window to rear, vanity unit with wash hand basin, low level flush WC, walk in double shower cubicle with electric shower, tiled walls, extractor fan, laminate wood style flooring, radiator, and spotlights.

Rear Garden

Mainly laid to lawn with paved seating area, mature trees, side access, outside tap and lighting, and path leading to:

Workshop/Brick Built Shed

Fully powered with lighting, perfect for a home office, gym, hobby space, or storage.

Front Driveway

Private off-street parking for one vehicle.

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.