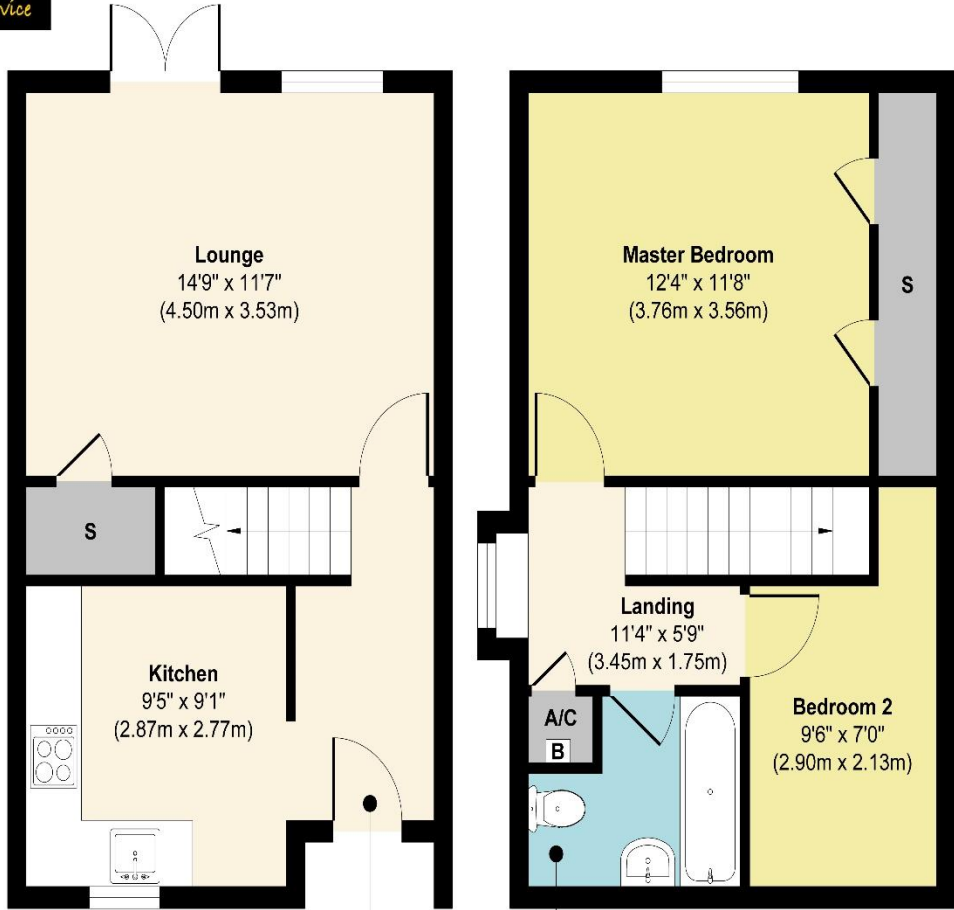




Church Lane, Hatfield



Ground Floor
Approximate Floor Area
343 sq. ft
(31.86 sq. m)

Hall
10'5" x 5'5"
(3.18m x 1.65m)

Bathroom
7'8" x 6'8"
(2.34m x 2.03m)

First Floor
Approximate Floor Area
357 sq. ft
(33.16 sq. m)

Approx. Gross Internal Floor Area 700 sq. ft / 65.02 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 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.

Church Lane, Hatfield Freehold
Price £383,000



Chain free two bedroom end terrace house situated in the Old Hatfield area, just minutes from station. Spacious lounge/diner, kitchen to front aspect, 30 ft garden, and parking. Perfect for first time buyers, commuters, or investors. Close to local amenities, and fast trains to London King's Cross.

- Chain Free
- Characterful end terrace Home
- A few minutes walk to the station
- Friendly village atmosphere
- Bright and airy interior
- Generous open plan style lounge/diner
- Spacious master bedroom with storage
- Private garden retreat with patio for summer evenings
- Allocated and residents parking
- A home with location and character



Church Lane, Hatfield



Church Lane, Hatfield

Entrance Hall

Front door leading to entrance hall, single radiator, thermostat, fuse box, doors to lounge and kitchen, stairs to first floor.

Kitchen

Laminate flooring, single radiator, range of base and eye level units with rolltop work surfaces, one bowl stainless steel sink with mixer tap and drainer, space for fridge, plumbing for washing machine, electric fan oven and hob with extractor hood, front aspect double glazed window.

Lounge/diner

Rear aspect with views over the garden, radiator, large under stair storage cupboard, patio door providing direct garden access.

First Floor Landing

Bay window to side aspect, airing cupboard, loft access, doors to bedrooms and bathroom.

Master Bedroom

Rear aspect double glazed window, radiator, large built in wardrobe/storage cupboard.

Bedroom 2

Front aspect window, radiator.

Family Bathroom

Three piece suite comprising low level flush WC, panel enclosed bath with mixer taps and shower attachment, pedestal wash basin, partly tiled walls, extractor fan, rear aspect opaque double glazed window.

Rear Garden

Approximately 30 ft in length, mainly laid to lawn with patio area, rear pedestrian access.

Outside

Resident and allocated parking spaces available.

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.