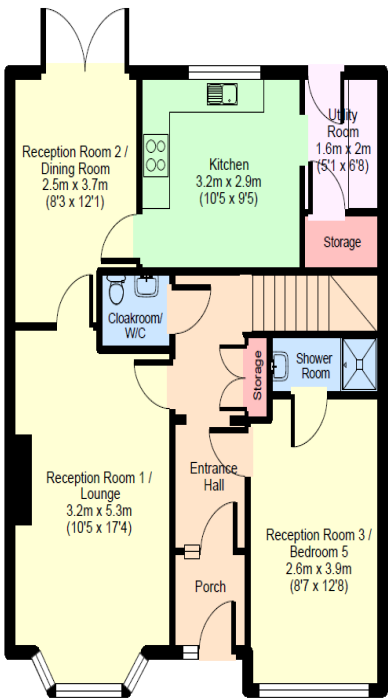
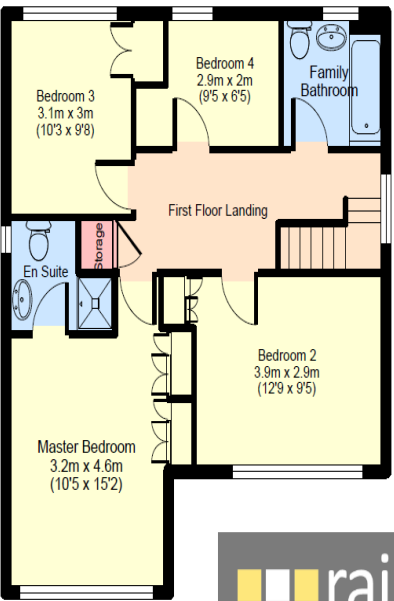


Lavender Close, Hatfield ,Herts, AL10

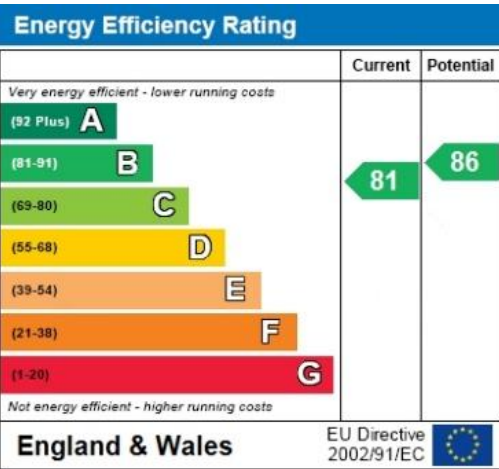
APPROX GROSS INTERNAL FLOOR AREA: 1280 sq. ft / 119 sq. m



Ground Floor



First Floor



For identification purposes only
Measurements are approximate and not to scale

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.

Lavender Close, Hatfield Freehold
Guide Price £649,995



Chain free 4/5 bed detached home in Hatfield Garden Village. Flexible living, 2/3 receptions, Family bathroom En Suite & Ground floor shower room kitchen & utility Room, 40ft approximate garden, driveway, air con, solar panels, modern boiler. End of cul de sac location, one owner since new.

- Detached 4/5 bedroom family home in Hatfield Garden Village
- End of cul de sac position with driveway for two vehicles
- One owner since built in 2004, chain free sale
- Flexible accommodation with up to three reception rooms
- Ground floor bedroom with adjacent shower room
- Master bedroom with en suite plus family bathroom
- Modern kitchen with separate utility room
- Air conditioning system installed
- Solar panels providing hot water efficiency
- Low maintenance 40ft rear garden with side access



Lavender Close, Hatfield



Lavender Close, Hatfield

Porch & Entrance Hall

Accessed via a double glazed front door leading to a porch and inner hallway. Features include laminate wood style flooring, double radiator, cloak/storage cupboard, and stairs to the first floor. Hive heating system control located here.

Reception Room One / Lounge

A bright front facing lounge with a double glazed bay window, double radiator, coving to ceiling, electric fireplace with ornate surround and hearth, and wall mounted air conditioning unit. Door through to the dining room.

Reception Room Two / Dining Room

Rear aspect dining space with French doors to the garden, coving to ceiling, and a single radiator. Perfect for family dining and entertaining.

Reception Room Three / Bedroom Five

Flexible front facing room ideal as a fifth bedroom, study, or additional reception space. Includes double glazed window, laminate flooring, and a double radiator

Shower Room (Ground Floor)

Fitted with a walk in shower cubicle, wash hand basin with vanity unit, heated towel rail, extractor fan, tiled walls and flooring.

Ground Floor Cloakroom / WC

Includes low level flush W.C., wash hand basin with vanity unit, tiled flooring, partly tiled walls, heated mirror with built in light, extractor fan, and single radiator.

Kitchen

Rear aspect kitchen featuring a range of base and wall units with roll top work surfaces and tiled splashbacks, built in double electric oven, gas hob with extractor fan, plumbing for dishwasher, space for fridge freezer, and tiled flooring.

Utility Room

Practical utility space with plumbing for washing machine, space for fridge, additional storage units, tiled flooring, and a single radiator. Provides access to the garden and an under stairs storage/pantry cupboard.

First Floor Landing

With a double glazed side window, single radiator, airing cupboard housing the water tank, loft access with pull down ladder to a boarded loft space. Doors to all bedrooms and family bathroom.

Master Bedroom

A spacious principal bedroom with a front aspect window, fitted wardrobes, single radiator, and wall mounted air conditioning unit

En-Suite (Master)

Features a walk in tiled shower cubicle with electric shower, low level flush W.C., pedestal wash hand basin, partly tiled walls, extractor fan, and single radiator.

Bedroom Two

Front aspect double bedroom with fitted wardrobes and a single radiator.

Bedroom Three

Rear aspect double bedroom with fitted wardrobes and a single radiator.

Bedroom Four

Rear aspect single bedroom with single radiator.

Family Bathroom

Fitted with a panel enclosed bath with shower over, pedestal wash hand basin, low level flush W.C., tiled walls and flooring, extractor fan, single radiator, and a rear aspect opaque window.

Rear Garden

Approximately 40ft in length, mainly laid to lawn with flower and shrub borders, garden shed with solid base, and outside tap. Side pedestrian access leads to the front.

Front Driveway

Private off street parking for two vehicles, situated at the quiet end of a cul de sac.

Further Details

The property is Freehold
Council Tax Band - Band F

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.