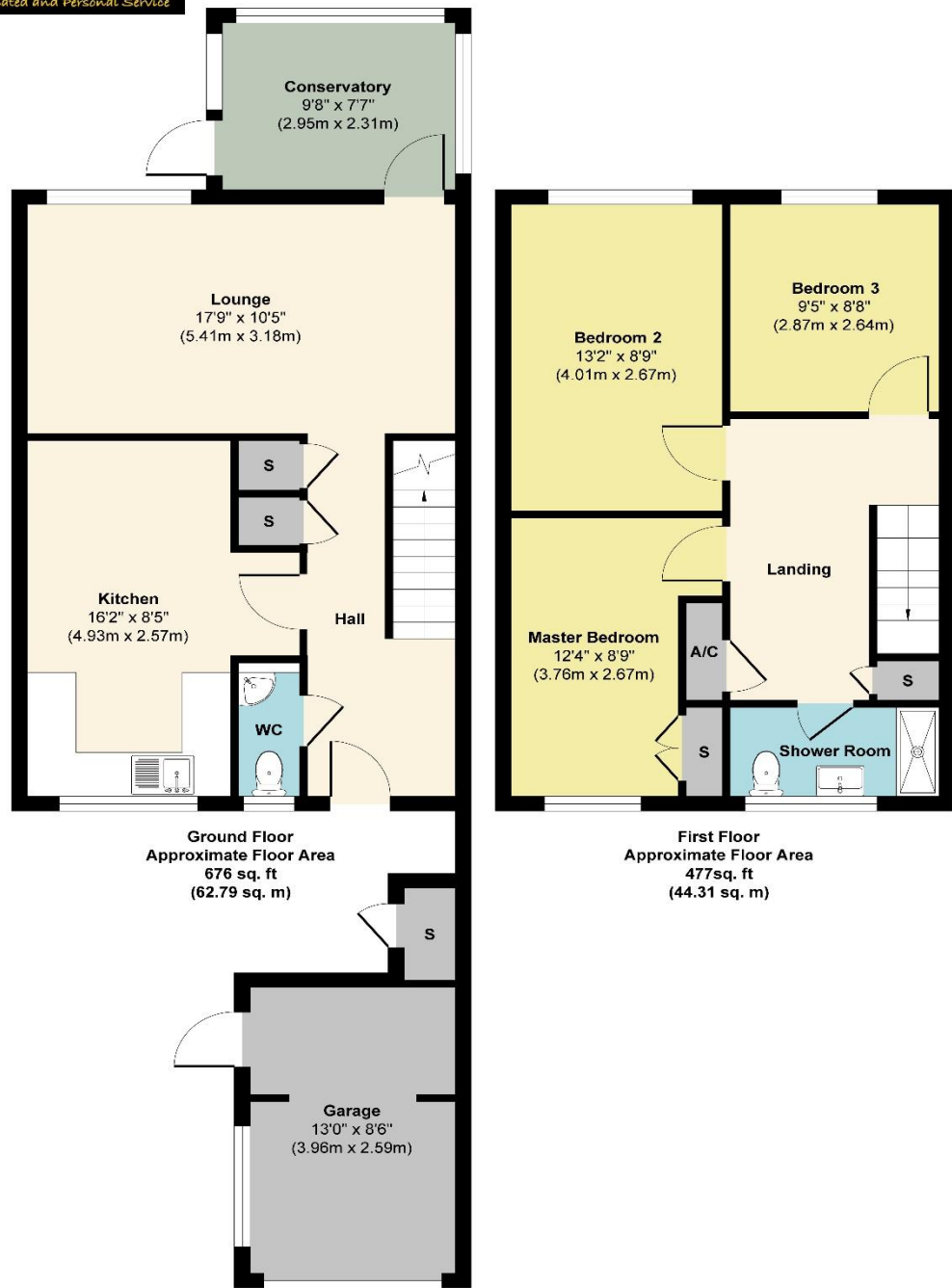


St Audreys Close, Hatfield

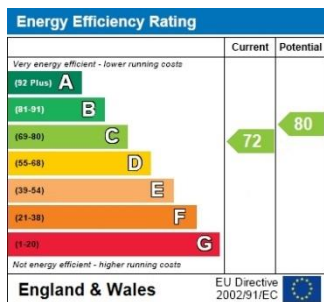
St Audreys Close, Hatfield



Approx. Gross Internal Floor Area 1153 sq. ft / 107.10 sq. m (Including Garage)

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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

St Audreys Close, Hatfield Freehold Price £365,000



A well presented three bedroom terraced home benefiting from its own driveway, garage, and a chain free sale. Situated in a convenient residential location and close to local shops, this property is a comfortable family home with generous living space and modern conveniences throughout.

- CHAIN FREE
- Three Double Bedrooms
- Driveway Parking For Two Cars
- Private Garage With Side Access
- Bright Conservatory Overlooking Rear Garden
- Downstairs WC
- Loft Access and Ample Storage Space
- Double Glazing Throughout
- Low Maintenance Front Garden
- Good Transport Links Nearby and close to Local Schools and Amenities



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

St Audreys Close, Hatfield

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Driveway

Pebbled low maintenance front driveway providing off street parking for multiple cars. Garage with metal up and over door and side access door providing storage or additional parking.

Entrance Hall

Welcoming hallway with stairs to first floor, radiator, and doors to the cloakroom, kitchen, and lounge.

WC

Low level flush WC, wash hand basin, and frosted double glazed window to front.

Kitchen Diner

Fitted kitchen with a range of wall and base units, work tops, single drainer sink with mixer tap, built in gas hob, oven, extractor hood, and plumbing for washing machine. Space for a dining table and chairs, spotlights, and a double glazed window to front.

Lounge

Spacious and bright living area with a double glazed window and a door leading to the conservatory. Includes radiator, TV and telephone points.

Conservatory

Double glazed conservatory overlooking the rear garden, perfect for a second sitting room or dining space, with a door leading outside.

Landing

Double glazed window to rear, storage cupboard, loft access, and cupboard housing boiler.

Master

Good sized double bedroom with double glazed window to front, radiator, and two built in cupboards.

Bedroom Two

Double glazed window to rear and radiator — ideal as a second double bedroom or guest room.

Bedroom Three

Double bedroom or home office with double glazed window to rear and radiator.

Shower Room

Suite comprising shower enclosure with sliding door, low level wc, wall mounted shower, fully tiled walls and floor, radiator, and double glazed window to front.

Rear Garden

Mainly laid to lawn with small patio area — perfect for relaxing or entertaining outdoors.

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.