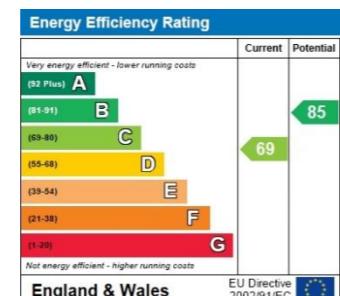
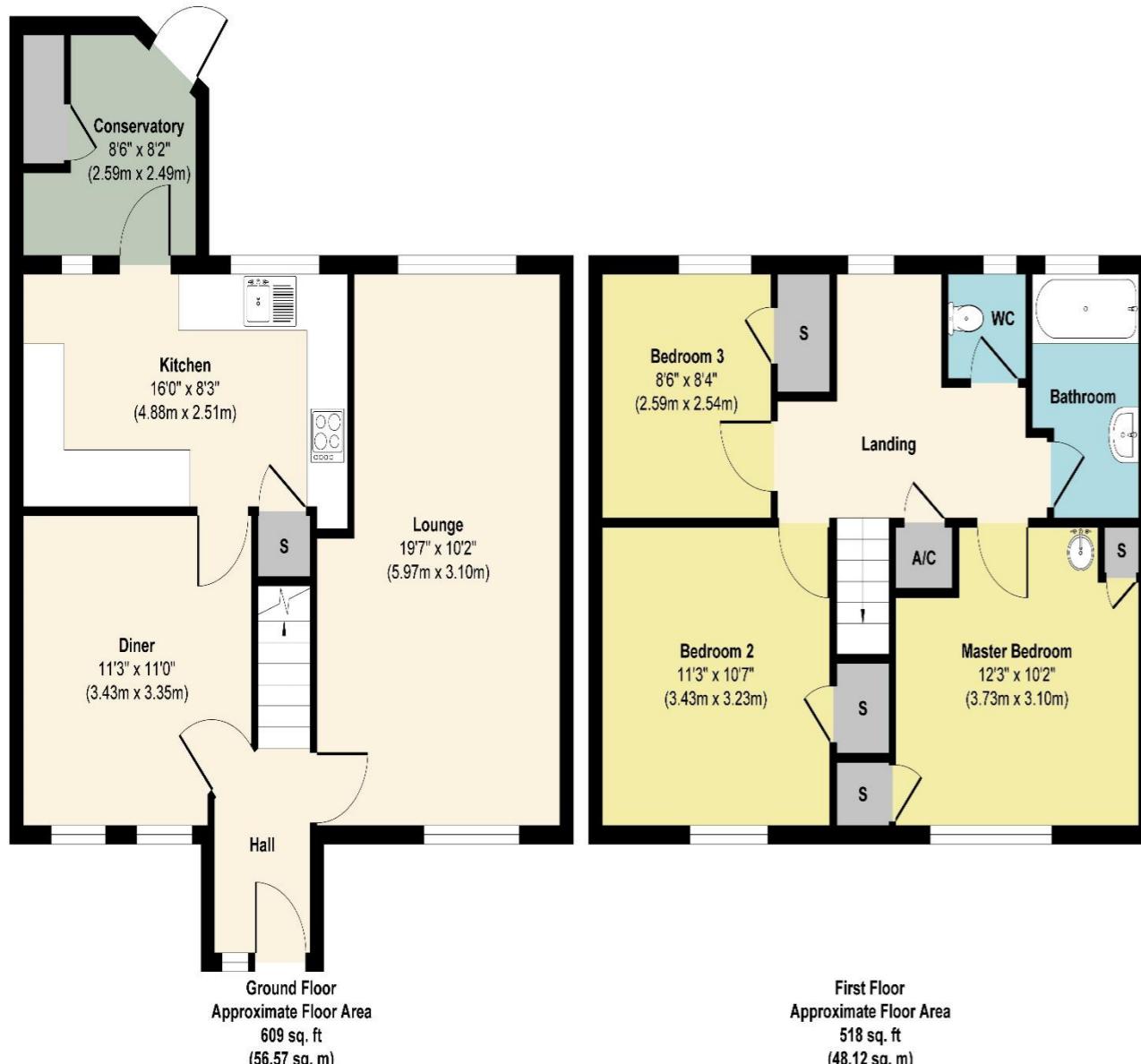


## High Dells, Hatfield



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.

## High Dells, Hatfield Freehold Price £400,000



CHAIN FREE three bedroom terrace house in High Dells with dual aspect lounge, separate dining area, kitchen leading to conservatory, front and rear gardens, bathroom and separate wc. Double glazed throughout and well suited to first time buyers, families or investment purchasers.

- CHAIN FREE
- Dual aspect lounge with adjoining dining area
- Large kitchen with conservatory access
- Separate bathroom and wc
- Integrated storage in every bedroom
- Front and rear garden
- Double glazed windows throughout
- Principal bedroom with wash basin
- Potential to extend (STPP)
- Close proximity to the University of Hertfordshire





## Entrance Hall

Front door opening to entrance hall with wood laminate flooring, carpeted stairs to first floor, radiator and door leading to lounge and diner.

## Lounge

Carpeted reception room with windows to the front and rear aspects, allowing good natural light. Two radiators.

## Dining Area

Wood laminate flooring, window to front aspect, radiator and door to kitchen.

## Kitchen

Fitted with a range of base and eye level units with marble effect work surfaces. Electric oven and hob with extractor over. Plumbing for washing machine and space for fridge. Tiled splash backs, wood laminate flooring, storage cupboard, window to front and internal window to conservatory. Door to conservatory.

## Conservatory

Additional reception space with storage cupboard and door providing access to the rear garden.

## Landing

Carpeted landing with window to rear aspect, radiator, loft hatch, airing cupboard and boiler. Doors to all bedrooms, bathroom and separate wc.

## Bedroom One

Wood laminate flooring, window to front aspect, radiator, integrated wardrobe, additional storage cupboard and vanity wash basin with mixer tap and tiled splash backs.

## Bedroom Two

Window to front aspect, carpeted flooring, radiator and integrated wardrobe.

## Bedroom Three

Window to front aspect, carpeted flooring, integrated wardrobe and radiator.

## Bathroom

Tiled walls with sheet vinyl flooring. Panel enclosed bath with shower over, pedestal wash basin with mixer taps, radiator and opaque double glazed window to rear aspect.

## WC

Low level wc, sheet vinyl flooring and opaque double glazed window to rear aspect.

## Outside

The front garden is mainly laid to lawn with a paved pathway leading to the front door, providing a pleasant approach to the property.

The rear garden is also mainly laid to lawn and includes a paved pathway to the shed for storage. The space is practical and manageable, suitable for seating, planting or general family use.

## 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.