

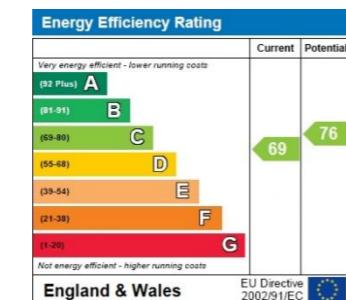
**Ground Floor**  
Approximate Floor Area  
551 sq. ft  
(51.18 sq. m)

**Approx. Gross Internal Floor Area 1102 sq. ft / 102.36 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**First Floor**  
Approximate Floor Area  
551 sq. ft  
(51.18 sq. m)



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.

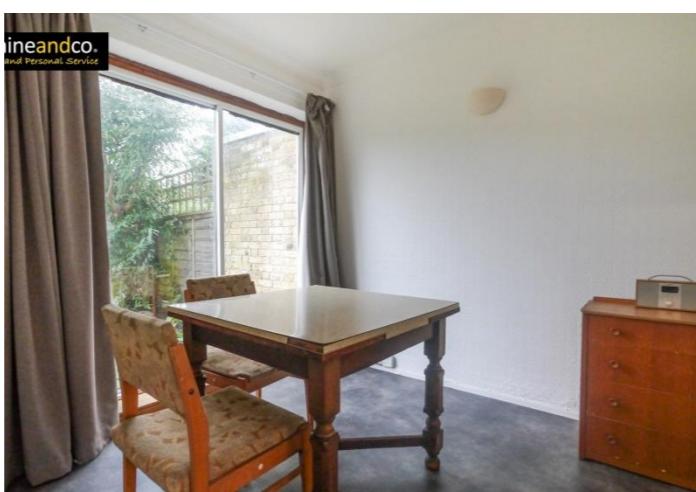
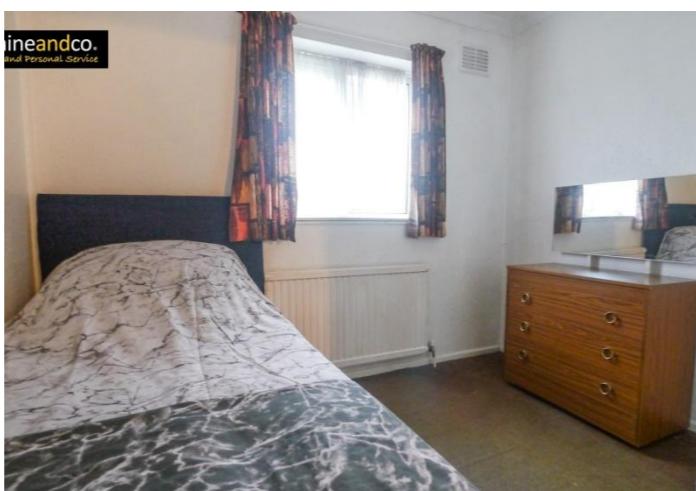
## Orchard Mead, Hatfield Freehold Guide Price £350,000



Chain Free four bedroom terraced home offering generous living space, gas central heating and a good sized garden. Features two reception rooms, fitted kitchen, downstairs WC and four well proportioned bedrooms, ideal for families or investors.

- Chain Free
- Four Bedroom Terraced House
- Fitted Kitchen With Integrated Appliances
- Gas Central Heating
- Reception & Dining Room
- Good Sized Garden With Patio
- Downstairs WC
- Generous Storage Throughout
- Family Bathroom With Walk-In Shower
- Ideal Family Home Or Investment Opportunity





## Entrance Hall

A welcoming entrance hall featuring a front aspect window allowing natural light to flow through. Benefits from a gas radiator for warmth and an open understairs storage area, ideal for coats and household items. Doors provide access to the living room and kitchen.

## Living Room

### Dining Room

Generously sized dining area ideal for family meals and entertaining. Features a gas radiator and large glass sliding doors opening directly onto the rear garden, bringing in plenty of natural light. A further door provides access to the kitchen.

## Kitchen

A well appointed fitted kitchen with laminate worktops and tiled splashbacks. Comprises a stainless steel sink, integrated washing machine, fridge, gas oven and gas hob with extractor fan above. A useful pantry cupboard houses a built in freezer, offering excellent storage. The boiler is neatly integrated, and a front aspect window provides natural light.

## Side Hallway

Providing both front and rear access, this useful hallway space includes electric heating and offers convenient entry points to the garden and front of the property. Also gives access to the downstairs WC and a storage cupboard with window.

## Downstairs WC

Fitted with a WC and wash hand basin, ideal for guests and everyday family use.

## Storage Cupboard

## First Floor

## Landing

Spacious landing with loft access and a built in storage cupboard. Provides access to all bedrooms and the family bathroom.

## Bedroom One

A well proportioned double bedroom with a front aspect window, allowing plenty of natural light. Features a large built in storage cupboard and a gas radiator.

## Bedroom Two

Another generous bedroom overlooking the rear garden. Benefits from a built in storage cupboard and gas radiator, making it ideal as a double bedroom or guest room.

## Bedroom Three

Good sized bedroom with a front aspect window and gas radiator. Includes a large over stairs storage cupboard, offering excellent additional storage space.

## Bedroom Four

A versatile bedroom with rear aspect window and gas radiator, suitable for use as a bedroom, home office or nursery.

## Family Bathroom

A well appointed family bathroom featuring dual aspect windows providing natural light and ventilation. Comprises a large walk in shower, vanity sink unit, WC and heated towel rail. Also benefits from an airing cupboard for added storage.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**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.