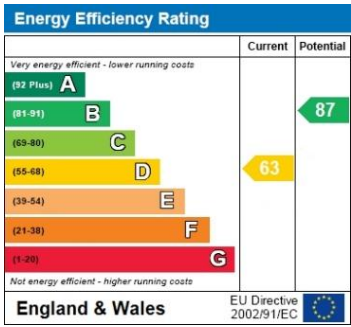


Ground Floor  
Approximate Floor Area  
444 sq. ft  
(41.24 sq. m)

First Floor  
Approximate Floor Area  
355 sq. ft  
(32.98 sq. m)

Approx. Gross Internal Floor Area 799 sq. ft / 74.22 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.

Haseldine Meadows, Hatfield Freehold  
Price £425,000



A well positioned two bedroom end terrace home on a generous corner plot with driveway and garage. Offering huge extension potential (STPP), wood flooring throughout the ground floor, dual-aspect living space, utility hall and excellent storage. Ideal first home or investment.

- Two Bedroom End Terrace Home
- Huge Extension Potential (STPP)
- Driveway And Garage To The Side
- Utility Hall And Downstairs WC
- Generous Corner Plot
- Wood Flooring Throughout The Ground Floor
- Dual Aspect Access To Front And Rear
- Excellent Storage Throughout
- Bright Dual Aspect Living Room
- Ideal First Home Or Investment Opportunity





# Haseldine Meadows, Hatfield



# Haseldine Meadows, Hatfield

## Entrance Hall

A welcoming and light filled entrance hall setting the tone for the home. Featuring attractive wood flooring that continues throughout the ground floor, a gas radiator and useful open understairs storage ideal for coats, shoes or household items. A windowed door allows natural light to flow through from the kitchen, while doors lead to both the living room and kitchen, creating an excellent sense of space and connectivity.

## Living Room

A generous and versatile living space benefiting from dual aspect windows to both the front and rear, flooding the room with natural light throughout the day. Large double glazed doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and making the room ideal for entertaining or family life. Finished with wood flooring, three gas radiators for comfort and a serving hatch to the kitchen.

## Kitchen

A well appointed kitchen offering a practical layout with ample storage and workspace. Fitted with laminate worktops, a gas hob with fan oven beneath, integrated extractor fan and stainless steel sink. Additional features include an integrated dishwasher, freestanding fridge freezer and a large built in storage cupboard. A rear facing window overlooks the garden, while the boiler is neatly tucked away. The serving hatch to the living room enhances practicality and a glazed door provides access to the utility hall.

## Utility Hall

A particularly useful additional space rarely found in homes of this type. The utility hall features dual aspect doors providing independent access to both the front and rear of the property. Fitted with a dedicated utility worktop, built in sink, washing machine and dryer, this space is ideal for laundry, storage or use as a secondary entrance. A rear facing window provides natural light, complemented by a gas radiator, with direct access to the downstairs WC.

## Downstairs WC

Convenient ground floor cloakroom comprising a low level WC and wash hand basin, ideal for guests and everyday family use.

## First Floor

### Landing

Bright and spacious landing with access to all first floor rooms. Features include loft access for additional storage potential and a side aspect window allowing natural daylight to illuminate the space.

### Bedroom One

A large and comfortable principal bedroom positioned to the front of the property. The room benefits from a generous front aspect window, gas radiator and a substantial over stairs storage cupboard, providing excellent built in storage without compromising floor space. Offers ample room for a double bed and additional bedroom furniture

### Bedroom Two

A good sized double second bedroom overlooking the rear of the property. Fitted with built in wardrobes offering practical storage solutions, a rear aspect window and gas radiator.

### Family Bathroom

A spacious and well arranged family bathroom featuring a large bath with shower attachment, vanity wash hand basin, WC and a useful built in storage cupboard. Finished with a gas radiator and a side aspect window providing both natural light and ventilation.

### 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.**